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A History of the Early Development of the Towns of LeRoy, Bergen, Sweden, Clarkson and Hamlin New York

Mary Smith

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LAND SPECULATION AND EARLY REGIONAL DEVELOPMENT:

LE ROY, BAYARD, McEVERS AND CLARKSON IN THE TRIANGLE TRACT

A History of the Early Development of the Towns of
LeRoy, Bergen, Sweden, Clarkson and Hamlin, New York

*This monograph,
"Land Speculation & Early Regional Development:
LeRoy, Bayard, McEvers & Clarkson in the Triangle Tract"
was also
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Mary E. Smith
Hamlin Town Historian
1984

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Photo of tablet on boulder at the apex of the Triangle Tract by Irene Walters, Town of LeRoy Historian.

"Speculators...are necessary and in no case more so than in the settlement of wild land.... (Taxing land speculators) has been tried to prevent accumulation of large tracts in few hands by confining grants to small tracts, but experience has proved that until rich men purchase up these small tracts, the country cannot be settled. It is absurd to suppose a person with scarce a second shirt on his back can go two or three hundred miles to look out a farm, have it surveyed, travel back again to the office for a patent, etc., clear the land, cut a road, make a settlement, and build house and barn. ...As things now stand, the conflict...is generally between men able to stand the shock."

Gouverneur Morris to Rufus King^{*}

* Jared Sparks, Life and Correspondence of Gouverneur Morris, Boston, 1832
vol. iii, p 343-344

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INTRODUCTION

Much attention has been given to the Phelps and Gorham Purchase and the Holland Purchase, those vast tracts of land which comprise most of Western New York. But the Morris Reserve, that twelve-miles-wide strip of land west of the Genesee River from Lake Ontario to the Pennsylvania border, sandwiched between the two well-known tracts, has received comparatively little attention from the scholars, historians and publishers of county histories. Additionally, most of the smaller tracts into which the Morris Reserve was sub-divided remain an even greater enigma than the whole.

We can not fully understand the history of a community without a knowledge of the origin and early development of the land.

This, then, is an attempt to help to understand the Triangle Tract, that step-child of the Phelps and Gorham Purchase which comprises the northeast corner of the Morris Reserve, its earliest proprietors, and their impact on the development of the region. This will lead to a better perception of the tract's early history, dispelling some of the many myths, misunderstandings and mysteries surrounding this pie-shaped wedge of land.

PLATE 1: WESTERN NEW YORK LAND TRACTS



FORMATION OF THE TRIANGLE TRACT

The Triangle Tract is a small portion of the famed and fertile Genesee Country of Western New York. As the name implies it is triangular in shape, with its base lying along the ragged shoreline of Lake Ontario and its apex on the boundary line between the present towns of LeRoy and Pavillion. Twenty-eight miles long and nine and one-half miles wide,¹ it measures 86,793 acres.² It includes portions of the present towns of LeRoy and Bergen in Genesee County and all of the towns of Sweden, Clarkson and Hamlin in Monroe County.

How the tract came into existence is a complicated tale.

In 1620, by virtue of the Plymouth Charter granted by King James I, the colony of Massachusetts extended westward to the Pacific. Subsequently, in 1629, King Charles I of England granted to the Massachusetts Bay Colony all of the land from the Atlantic to the Pacific between the headwater of the Merrimac, on the north, and the source of the Charles River, on the south. Thus title to the territory which included the present Western New York was claimed by Massachusetts.

Decades later, on March 30, 1664, King Charles II of England granted the whole of New Netherlands to his brother, James, the Duke of York. The State of New York, therefore, by virtue of the royal grant, plus a grant ten years later and also a Dutch grant, claimed title to the same Western New York land as Massachusetts.³ It is easy to foresee that difficulties over the conflicting claims would eventually arise between the two states.

Clarification of the title came on December 16, 1786 when the Treaty of Hartford, Connecticut, between New York and Massachusetts, determined the eastern boundary of New York and established the Pre-emption Line, running north and south from Lake Ontario through Seneca Lake to the Pennsylvania border. By the agreement New York was granted governmental jurisdiction of the land west of the Pre-emption Line, while Massachusetts was granted the property right to the land, which would give that state the right to purchase the title from the Indians and sell the land as it pleased.⁴

By an act passed by the Massachusetts legislature November 21, 1788 Oliver Phelps and Nathaniel Gorham, as agents of a land purchase company, obtained all Massachusetts' holdings in Western New York subject to the claims of the Six Nations of the Iroquois. On July 8, 1788, at a council at Buffalo Creek, Phelps and Gorham had extinguished the Indian title to the eastern portion of the territory between

- 1 William McIntosh, History of Monroe County, New York, 1788-1877 (Phila.: J.B. Lippincott & Co., 1877) p. 154.
- 2 Barbara A. Chernow, "Robert Morris: Genesee Land Speculator," New York History, Vol. LVIII/2, (April, 1977) p. 211.
- 3 Arthur H. Crapsey, "The Land That Became the County of Monroe," County Manager Government in Monroe County, New York (Rochester: Monroe County Manager Administration, 1939) p. 5.
- 4 *ibid*, p. 9; Chernow, *op. cit.*, p. 198.

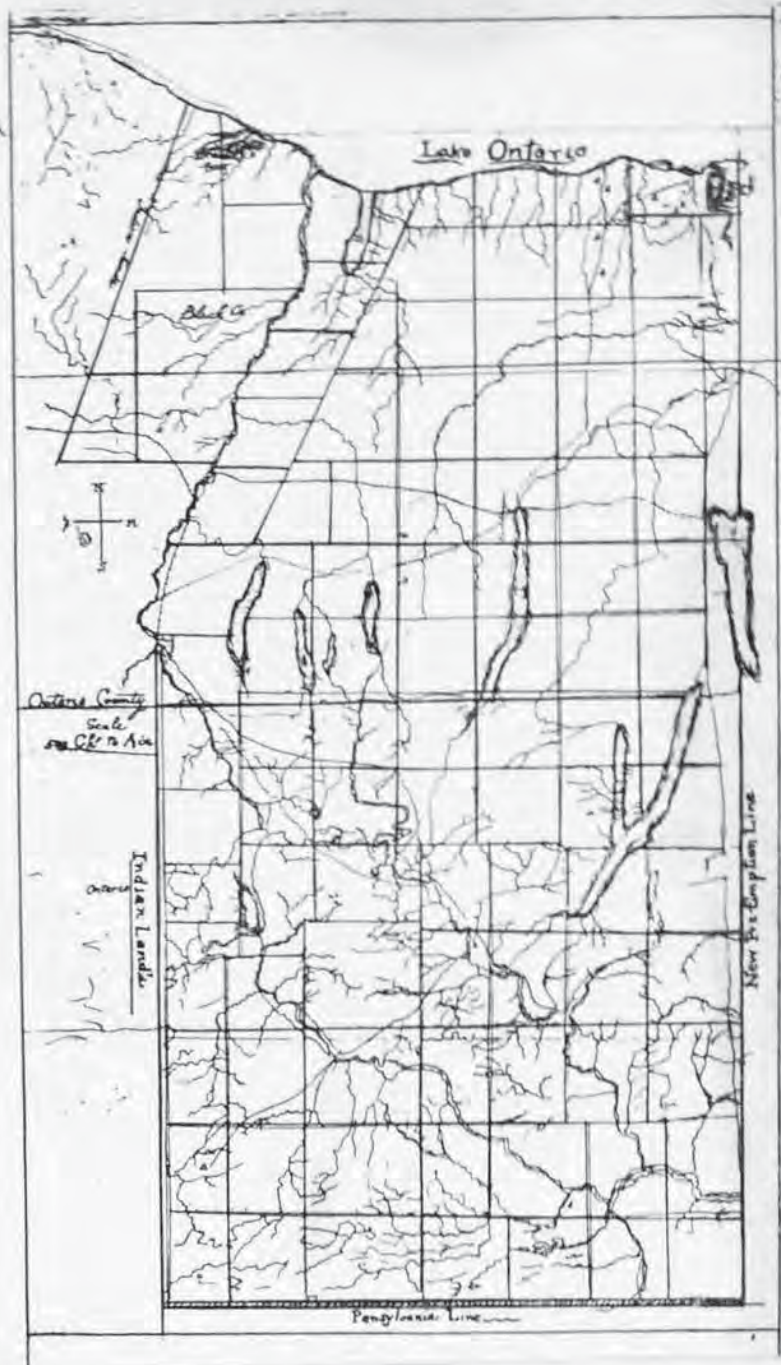


PLATE 2

MAP OF THE CORRECTED PHELPS & CORHAM PURCHASE
from the Pulteney Collection,

Steuben County Court House, Bath, N.Y.

On this map, land west of the Phelps and Gorham Purchase
is identified as "Indian Lands."

The northwest boundary of the Purchase later became the
eastern boundary of the Triangle Tract.

Seneca Lake and the Genesee River plus a tract twelve miles wide and twenty-eight miles long for a mill seat west of the river—a total of two and one-half million acres. Subsequently the Massachusetts currency was revalued, resulting in the inability of the Phelps and Gorham syndicate to finance purchase of the entire acreage originally bargained for. They therefore retained only the eastern portion to which the Indian claims had been removed. The western two-thirds of the state they reconveyed to Massachusetts on June 9, 1790.⁵

On November 18, 1790 Robert Morris, financier of the Revolution and "the most grandiose speculator of his era,"⁶ purchased all of the unsold retail lots of the Phelps and Gorham Purchase, which he subsequently sold to an English syndicate headed by Sir William Pulteney. Before the transaction was finalized Pulteney demanded a second survey which, as the Six Nations had inferred, revealed two errors: a variation of the Pre-emption Line forming the eastern border of the purchase, and a major error along the western border of the Mill Seat.⁷ The original northwestern boundary line of the Phelps and Gorham Purchase was intended to run in a northeasterly direction, twelve miles west of and parallel to the Genesee River, along the present Hamlin Parma Town Line. Instead, either by error or by design, the surveyor's line was run due north, along the present Monroe Orleans County Line. The wedge of land between the two survey lines created a triangular shaped tract of 86,793 acres⁸ extending from the southern boundary of the present town of LeRoy north to Lake Ontario, for which the Indian claims had not been extinguished.

By resolution the General Court of the Commonwealth of Massachusetts on March 8, 1791 appointed a committee of five men to convey to Samuel Ogden (acting as agent for Morris and others) all of the land in Western New York west of the Genesee River, except the portion previously purchased by the Phelps and Gorham syndicate. The land was deeded to Ogden on March 12, 1791. On May 11 Ogden assigned his rights to Robert Morris and, on the same day, Morris was deeded a strip of land twelve miles wide adjacent to the Phelps and Gorham Purchase on the west,⁹ including the triangular wedge, subject to the Indian claims—500,000 acres for which Morris paid the Commonwealth of Massachusetts 45,000 pounds. This is the tract later known as the "Morris Reserve." The remainder of Western New York was deeded to Morris in four separate parcels.¹⁰

5 *ibid.*, p. 9.

6 Neil McNall, An Agricultural History of the Genesee Valley, 1790-1860 (Westport, Conn.: Greenwood Press, 1952) p. 14.

7 Crapsey, *op. cit.*, p. 9.

8 Chernow, *op. cit.*, p. 211.

9 Commonwealth of Massachusetts to Robert Morris, March 8, 1791.

10 Orsamus Turner, Pioneer History of the Holland Purchase of Western New York (Buffalo: Derby & Co., 1850) p. 543. Hereafter cited as T-HP.

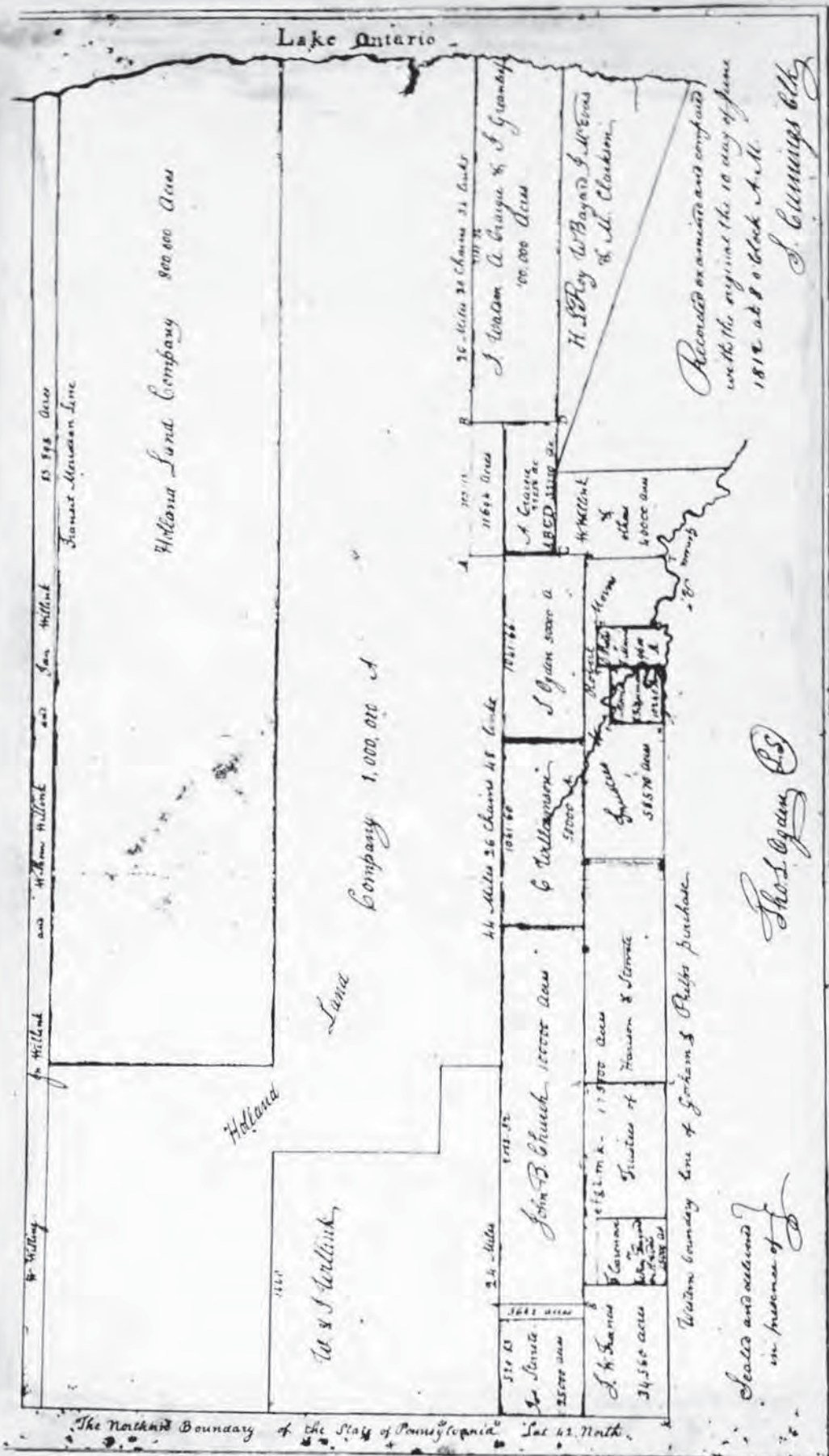


PLATE 3

This map showing the Triangle Tract and the other early subdivisions of the Morris Reserve is recorded in Genesee County Maps, Book 1, p. 16. A similar map is included in the Wadsworth Papers, S. U. N. Y. at Genesee, N.Y.

It has been widely published that soon after Morris' purchase from Massachusetts he sold the eastern portion of his holdings, the unsold lots of the Phelps and Gorham Purchase, to the Pulteney estate and the vast tract of land of 3,300,000 acres in the westernmost portion of New York State to the Holland Land Company, retaining the "most valuable portion," the twelve-miles-wide strip from border to border between the two tracts, for himself. It has been frequently stated that after his sale to the Holland Land Company Morris reluctantly sold portions of the Morris Reserve, including the Connecticut or 100,000 Acre Tract and the Triangle Tract, because of his well-documented financial difficulties.¹¹

A study of the deeds, however, does not substantiate that premise. For the first parcel wholesaled by Morris was the 100,000 Acre Tract in the northwest corner of the Morris Reserve, deeded February 15, 1792 to James Watson and Andrew Craigie.¹² It was almost a year later, on December 24, 1792, that Morris made his first sale to the group of foreign investors known as the Hollandsche Land Compagnie. That parcel of one and one-half million acres was the strip sixteen miles wide west of and adjacent to the Morris Reserve. Because New York State law prohibited sales to aliens prior to 1798 the land was deeded to John Linklaen and Herman LeRoy, as trustees for the Dutch syndicate.¹³ LeRoy, an affluent New York City businessman who was senior partner in the internationally known import house of LeRoy and Bayard, at that time was also United States agent and Dutch Consul for the Holland bankers.¹⁴

Less than three weeks later, on January 11, 1793, Morris deeded another subdivision of the Morris Reserve, the controversial Triangle Tract, to Herman LeRoy and his junior partner, William Bayard, with James McEvers and Matthew Clarkson silent partners in the \$30,000 transaction.¹⁵ Morris subsequently sold the remaining two million acres of the Holland Purchase in three separate parcels on two dates: the first on February 27, 1793 to Herman LeRoy, John Linklaen and Gerrit Boone, as trustees; the second to the same trustees on July 20, 1793; and the last on the same date to Herman LeRoy and his brothers-in-law, William Bayard and Matthew Clarkson, as trustees.¹⁶

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- 11 See for example McNall, p. 14, 15; Turner, p. 543; Albert McVean, History of LeRoy, p. 3.
- 12 Robert Morris to Herman LeRoy and William Bayard, Ontario County Deeds, Liber 1, p. 13.
- 13 T-HP, p. 401.
- 14 Henry W. Lanier, A Century of Banking in New York, 1822-1922 (New York: George H. Doran Co., 1922) p. 100.
- 15 Genesee County Deeds, Liber 17, p. 222; Chernow, op. cit., p. 211.
The initial price of 12,500 pounds averaged 35¢ per acre.
- 16 Lockwood Doty, A History of Livingston County, New York (Genesee: Edward E. Doty, 1876) p. 222n.

Land speculation was common at that time,¹⁷ both by foreign investors and by moneyed men of Eastern cities. In the Pontine Coffee House in New York City, the meeting place of the merchants, men of wealth and influence debated the relative merits of investing in land in New York City versus speculating in the unsettled lands of Upstate New York. The Triangle Tract proprietors, LeRoy, Bayard, McEvers and Clarkson, invested in both.

"The extent of speculation in unsettled land that centered in the counting rooms of a Federalist firm like LeRoy, Bayard & Co. seems hardly credible," observed Dixon Fox. "No considerable section of the state remained unmentioned in their ledgers."¹⁸ Their investments also included undeveloped lands in Ohio, New Jersey, Pennsylvania, and later Michigan and Wisconsin.¹⁹ The Triangle Tract of the fertile Genesee Country was but a small part of their holdings.

Although now somewhat of an enigma, the four entrepreneurs who jointly purchased the Triangle Tract and guided its early development were internationally known by their contemporaries. One, General Matthew Clarkson, was a major New York City banker.²⁰ The remaining three, Herman LeRoy, William Bayard and James McEvers, were partners in the counting house and import firm of LeRoy, Bayard and McEvers, "the greatest private commercial enterprise New York ever knew up to the 1830s."²¹ So well known was this firm, both in the commercial centers and in the hinterlands, that the Triangle Tract became identified with the firm name. Consequently contemporary maps and published county histories label the Triangle Tract owners as "LeRoy, Bayard and McEvers," ignoring the fourth partner, Matthew Clarkson, who was not a member of the firm. His identity was further obscured by the fact that Clarkson was an active partner in the tract only until 1804,²² while the other three partners held a controlling interest for additional decades. As we shall see, never at any point in time were LeRoy, Bayard and McEvers equal partners in the Triangle, that is, never one-third owners.

Ownership and development of the Triangle Tract was clearly a family affair. Of the four original partners LeRoy, Bayard and Clarkson were brothers-in-law;²³ McEvers was a first cousin of Bayard and a distant cousin of LeRoy.²⁴ Individually and collectively they were related to the prosperous and politically prominent families

17 The State of Connecticut was also a participant in the land speculation movement, having invested much of its School Fund in the 100,000 Acre Tract, west of the Triangle.

18 Dixon R. Fox, The Decline of Aristocracy in the Politics of New York, 1801-1840 (New York: Columbia University Press, 1919) p. 123-124.

19 LeRoy-Bayard Papers, ms. at LeRoy Historical Society, LeRoy, New York. Hereafter cited as LBP.

20 Lanier, op. cit., p. 100

21 Fox, op. cit., p. 123-124

22 Genesee County Deeds, Liber I, p. 90.

23 Julia E. Thatcher, "Lineage Charts and Pedigree of Julia Edgar LeRoy Thatcher," ms. at LeRoy Historical Soc., LeRoy, N.Y., p. 79

24 ibid, p. 123

of the East—the Van Rensselaers, Schuylers, Van Cortlands, Fishes, Jays, Jones, Van Hornes, Ogdens,²⁵ et al, ad infinitum. These families moved in concentric circles in their leadership in the monetary affairs and politics of the country.

To better understand the interrelationships of these four Federalist founders we need to become acquainted with them as individuals.

25 ibid, p. 79b; Florence Van Rensselaer, The Livingston Family in America and Its Scottish Origins, (New York: 1949) p. 91; J. Robert Craine, The Ancestry and Posterity of Matthew Clarkson (n.p.: J. Robert Craine, 1971) p. 21.

1758 - 1825



M. Clarkson

1 Matthew Clarkson was identified with many notable enterprises of a benevolent or educational character. He enlisted as a private in the war of the Revolution, and served as aide-de-camp in the Burgoyne campaign; and, after the war, became major-general of the State militia.

Matthew Clarkson was born in the city of New York like his grandfather, David I, who was born there in 1694. Proprietor of a mercantile business in England in 1718, David I later moved his business to his native New York, where he was a member of the State Assembly, 1739-1751. His son, David II, also a wealthy merchant, and the former Elizabeth French, granddaughter of Philip French, a native of England who served as mayor of New York City, 1702-1703, were the parents of seven children, of which Matthew was the fourth. Among Matthew's brothers were David; Philip; Freeman; Thomas Streatfield, who married Elizabeth Van Horne; and Levinus, who married Ann Mary Van Horne. His only sister, Ann Margaret, was the wife of Gerrit Van Horne.²⁶

Matthew Clarkson was the great-grandson of Matthew Clarkson who came from good family connections in England to New York in 1686 as Secretary of the Province. The descendants of the Secretary intermarried with the leading provincial families and otherwise won a strong position in the mercantile and political affairs of the community. In the Revolutionary period they took a strong stand, and Matthew, at the age of seventeen, entered the Army as a private, rising to the rank of Major by the close of the war. He served in the Burgoyne campaign — as aide-de-camp to Gen. Benedict Arnold. In a large

painting by Trumbull in the Capital rotunda in Washington commemorating the surrender of Burgoyne, Major Matthew Clarkson is depicted receiving the sword of surrender on his nineteenth birthday, the day the victory was achieved. Although wounded at Fort Edward, he subsequently served in the battle of Saratoga. On March 24, 1779 Clarkson and Arnold separated after an association of two years. The following week he was appointed aide-de-camp to Major-General Benjamin Lincoln, then commanding officer in the Southern Department. When Lincoln became Secretary of War, Clarkson was appointed his assistant. In 1783 Clarkson received the commission of Lieutenant-Colonel by brevet, but at the conclusion of the war he retired from the army and returned to Flatbush.

During the post-war period Clarkson's military experience was utilized in the New York State Militia. In June, 1786 he was named Brigadier General of the Militia of Kings and Queens Counties with a command of about 2000 men. Two years later he was commissioned Major-General of the Southern District of New York, the most important of the four districts into which the state was divided. Thereafter he was referred to, both in military and in private life, as "General Clarkson."²⁷

Typical of elites in the early republic, Clarkson served in a variety of influential public leadership positions. His life after retirement from active military service was that of a public spirited citizen of means and leisure. He was connected with numerous societies and movements for public improvement, which prompted his political opponent, DeWitt Clinton, to remark, "Whenever a charitable or public spirited institution was about to be established, Clarkson's presence was deemed essential."²⁸ He was a regent of the State University of New York; a Member of the Assembly from 1789 to 1790, during which time he introduced a bill for the gradual abolition of slavery in New York; United States Marshal, 1791-1792; a member of the New York Senate, 1794-1795; and president of the New York Hospital in 1799. When the Bank of New York formed in 1784 Matthew Clarkson was its first president. He continued as president and/or director for almost a generation. He was a trustee of the Bank of Savings, 1818-1825 and a vestryman at Trinity Episcopal Church in New York City.

A Federalist, Clarkson was a friend of Jay, King, Morris and Hamilton.³⁰ With his brother-in-law, William Bayard, he was a pall bearer at Hamilton's funeral.³¹ Clarkson was a Federalist candidate for the United States Senate in 1802 but was defeated by DeWitt Clinton.³²

Like his partners in the Triangle Tract, Clarkson was an experienced international merchant. About 1785 he was a partner of John Vanderbilt, trading in Holland with the firm of Daniel Crommelin and Sons. Their trade was so successful that they extended business to England, France and Spain.



He was twice married. In 1785 he married Mary Rutherford, daughter of Walter Rutherford. They were parents of one daughter, Mary Rutherford Clarkson, who, in 1817, became the wife of Peter Augustus Jay, son of Gov. John Jay. After the death of his first wife, in 1791 Matthew married Sarah (Sally) Cornel, daughter of Samuel and Susannah Cornel. Samuel Cornel was a prominent and wealthy resident of New Berne, North Carolina. As he was a Tory in the Revolution, his estates were confiscated and he came north to Flushing, Long Island, his birthplace. He left considerable personal wealth to his daughters; Sally, wife of Matthew Clarkson; Hannah, wife of Herman LeRoy; and Elizabeth, wife of William Bayard.³³ As managers for the Cornel girls' estates, LeRoy, Bayard and Clarkson invested much of this capital in the Triangle Tract.

Matthew and Sally were the parents of seven children: David; Matthew, Jr.; William Bayard, who married Adelaide, a daughter of Robert Livingston; Catherine, who became the wife of Jonathan Goodhue; Susan, who married Capt. James F. DePeyster; and Sarah, who married Rev. William Richmond.³⁴ After Sally Cornel Clarkson died shortly after the birth of their last daughter in 1803, Matthew Clarkson placed his quarter-share of the Triangle Tract lands in trusteeship for the benefit of their children, since the investment represented a portion of the Cornel estate.

With his partners in the Triangle, he joined his brothers, Thomas Streatfield and Levinus; his brothers-in-law, LeRoy and Bayard; the VanHornes; Nicholas Fish; and his wife's nephews, the Ogdens, in the purchase of a large quantity of land in St. Lawrence County. Many of the Clarksons are closely identified with the town of Potsdam, which was a part of their holdings.³⁵ The campus of the Thomas S. Clarkson College of Technology in Potsdam, founded as a memorial to Matthew's nephew, includes several former residences of the Clarkson family.

- 26 Craine, op. cit., p. 21.
- 27 Margurite Gurley Chapman, The Clarkson Family of Potsdam, Potsdam, N.Y.: 1958, p. 11-13; Dictionary of American Biography.
- 28 ibid.
- 29 Lanier, op. cit., p. 100; Fox, op. cit., p. 19-20; Willis, op. cit., p. 98, 337.
- 30 Lanier, op. cit., p. 100; Fox, op. cit., p. 19-20.
- 31 Wilson, op. cit., p. 164.
- 32 Dictionary of American Biography
- 33 Craine, op. cit., p. 21; Thatcher, op. cit., p. 79.
- 34 ibid, p. 75.
- 35 Genesee County Deeds, Liber 1, p. 90.
- 36 Hough, op. cit., p. 244, 445.



HERMAN LE ROY
1758-1841

Herman LeRoy was the fourth of seven children of Jacob and Cornelia Rutgers LeRoy. His father, a native of Rotterdam, came to New York City in 1750 where he became a leading merchant in partnership with his brother-in-law, Capt. Anthony Rutgers. The firm was later taken over by Jacob LeRoy, Herman's brother, and continued under the name of Jacob LeRoy & Sons. Herman, Jr. acquired his mercantile knowledge through his association with his family's firm.³⁷

Herman's mother was a daughter of Hermanus and Elizabeth Benson Rutgers. Through her Herman inherited her one-sixth share of Hermanus Rutgers' New York City shipyards.³⁸ In addition to his brother, Jacob, who married Martha Banyer, he had a sister, Maria Anna, wife of John Livingston, fourth and last Lord of the Manor, and a half-sister, Elizabeth, who married Julian McEvers.³⁹

On October 19, 1786 he married Hannah Cornel, daughter of Samuel and Susannah Cornel⁴⁰ and heir to her father's estate. Two months after his marriage, on December 1, 1786, he and William Bayard (who three years earlier had married Elizabeth Cornel, another heir to Samuel Cornel's estate) with a capital of 2000 pounds, founded the New York City mercantile firm of LeRoy & Bayard for a five year term, dealing in dry goods, shipping, etc.⁴¹ At that time the merchants and shopkeepers carried on

37 Lanier, op. cit., p. 118

38 LBP

39 Thatcher, op. cit., p. 79

40 ibid, p. 39

41 LBP; Lanier, op. cit., p. 118

their business in their residence and, at the beginning, Herman lived over the store at 3 Hanover Square.⁴² During that time period, he served as Consul General for the state of Holland,⁴³ his father's native land. The firm represented the interests of Dutch investors in this country for many years. When a group of Holland bankers purchased the three million acres of land in Western New York known as the Holland Purchase, LeRoy was a negotiator for their purchase from Robert Morris⁴⁴ and a trustee for the title.⁴⁵

At the termination of the original articles of agreement, the firm added a third partner, James McEvers,⁴⁶ Bayard's first cousin,⁴⁷ and the firm name changed to LeRoy, Bayard & McEvers. After 1824, seven years after the death of McEvers,⁴⁸ the firm continued as LeRoy, Bayard & Co. Over a period of decades many prominent men, mostly family members and the sons of the partners, were taken into the firm, which changed addresses many times.⁴⁹ It retained its place as king of the New York City commercial houses until 1827 when it failed, but no one by the name of LeRoy was associated with the firm at that time.⁵⁰

LeRoy also led a very active public life. Like Clarkson, he served in the New York State Assembly (1797)⁵¹ and was President of the Bank of New York (1799-1804).⁵² He also served as a Director of the Bank of the United States in Philadelphia in 1793, and as a warden of the Grace Church of New York City. Like his partners in the Triangle Tract, he was a shareholder in the Tontine Coffee House, headquarters of the Tontine Association, a sort of mutual insurance and loan company formed by the merchants on Wall Street, which also served as an early stock exchange.⁵³

In 1796 he began to develop a large tract of land along 105th Street, between 9th Avenue and the old Croton Aqueduct. He also owned land on Burling Slip, in the vicinity of the shipyards, in addition to several other New York City parcels.⁵⁴ Between 1795 and 1815 the assessed value of his land in the city increased from \$21,000 to \$67,000.⁵⁵ Extensive holdings in Potter and McKean Counties in Pennsylvania and Cattaraugus and Allegheny Counties in New York were among his later investments.⁵⁶ Besides shared ownership in two tracts of the

42 Lanier, op. cit., p. 118.

43 ibid, p. 118.

44 Edward A. LeRoy, A Genealogical Chart and History of the LeRoy Family, (no place or publisher given: 1933)

45 Ontario County Deeds, Liber 1, p. 25.

46 LBP

47 Thacher, op. cit., p. 42.

48 Lanier, op. cit., p. 118.

49 ibid.

50 Joseph A. Scoville, (pseud. Walter Barret, clerk) The Old Merchants of New York City, (New York: T. R. Knox, 1885) p. 162.

51 Edmund P. Willis, Social Origins of Political Leadership in New York City From the Revolution to 1815, MS at University of California at Berkley, 1967.

52 Lanier, op. cit., p. 118.

53 ibid.

54 LBP. Inventory of the Estate of Herman LeRoy.

55 James G. Wilson, A Memorial History of the City of New York (New York: New York History Co.: 1893) III, p. 122; Fox, op. cit., p. 80.

Morris Reserve,⁵⁷ with his Triangle Tract partners and other associates⁵ he also invested in land in the St. Lawrence Ten Towns.⁵⁸ For a time, prior to 1834, he was a resident of Potsdam, where a street still bears his name.^{58a}

LeRoy's investments were far-sighted and more diversified than those of his partners. In addition to his land investments in upstate New York, at the time of his death he owned New York City lots on 14th, 15th and 16th Streets assessed at \$26,200, insurance company stock, 300 shares of Tonawanda Railroad stock, stock in the American Land Co., and the controlling interest in a family business known as the Oswaga Pine Lumber Association, manufacturers and vendors of lumber in New York, Pennsylvania and elsewhere, headquartered in Cincinnati.⁵⁹

Herman and Hannah Cornel LeRoy were the parents of five daughters: Cornelia, who married William Edgar; Catherine Augusta, who married Thomas Newbold; Susan, wife of David Jones; Mary; and Caroline, who, equipped with a \$5000 dowry from her father, became the second wife of Daniel Webster. Two of their seven sons, William, who married Elizabeth Emmett, and Herman, Jr., who married Juliet Edgar, became members of the firm of LeRoy, Bayard & Co. His sons, Jacob, Daniel (husband of Elizabeth Fish, daughter of Nicholas Fish), and Edward A. (who married James Morris' daughter, Sarah) at various times resided in the LeRoy-Caledonia-Avon area of Western New York. Two other sons, Daniel and Robert, died young.

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56 LBP. Inventory of the Estate of Herman LeRoy.

57 Ontario County Deeds, Liber 1, p. 9.

58 Franklin B. Hough, A History of St. Lawrence and Franklin Counties, New York (Albany: Hough, 1853) p. 244.

58a Chapman, op. cit., p. 6.

59 LBP. Inventory of the Estate of Herman LeRoy. The association was divided into 165 shares, of which 4 were held by the company; 59 by Herman LeRoy; 28 by his son, Edward A. LeRoy; 16 by his grandson, Herman LeRoy Newbold; 16 by his son-in-law, Thomas H. Newbold; 8 by his grandson, William H. Morris; and the remaining 30 shares by Stephen O. Almy, of Cincinnati.

60 LBP; Thacher, op. cit., p. 39.

WILLIAM BAYARD II

1761-1826

William Bayard II was a son of Col. William Bayard and the former Catherine McEvers, prominent expatriated royalists whose New York and Hoboken estates were sold under the Confiscation Act, prompting their return to Southampton, England, where they spent their final days. He was the grandson of Stephanus Bayard and Alida Vetch (daughter of Col. Samuel Vetch and Margaret Livingston); great-grandson of Samuel Bayard, a member of the Colonial Association, and Margaretta VanCortland; and great-great-grandson of Nicholas Bayard, an alderman in the city of New Amsterdam. The family traces its origin in the United States to Mrs. Samuel Bayard, the former Ann Stuyvesant, sister of Gov. Peter Stuyvesant, who brought her four children to this country in 1647.⁶³

From its founding in 1786 until his death in 1826, Bayard was a partner in the firm of LeRoy & Bayard.⁶⁴ He was chairman of the "Greek Committee," and in that capacity the firm took charge of the building of ships for the Greek government in their struggle for independence.⁶⁵ The firm also represented the Holland Land Co. in this country, acting as bankers for the various investors. Bayard represented the Dutch at the Treaty of Big Tree in 1797 when the Indian claims to Western New York lands were surrendered.⁶⁷ A Federalist, he was an assistant alderman in New York City in 1799⁶⁸ and a close friend of Hamilton. After the Alexander Hamilton-Aaron Burr duel the wounded Hamilton was taken to Bayard's home in Greenwich Village where he was cared for until his death.⁶⁹ Bayard, with his brother-in-law, Matthew Clarkson,⁷⁰ was a pall bearer at Hamilton's funeral.⁷¹

In 1812 Bayard served as President of the Bank of America.⁷² Like his Triangle Tract partners, he was an original shareholder in the Tontine Coffee House.⁷³



THE BAYARD COUNTRY HOUSE IN HARLEM.



TONTINE COFFEE HOUSE.¹

¹ In 1790 the Tontine Association was organized by the merchants of New-York, with the object of providing suitable quarters for a commercial center or exchange. As an outcome of this action, the Tontine Coffee House, situated on the corner of Wall and Water streets, was begun in 1792, opened in 1794, and incorporated the same year. The shares were \$200 each; and the privilege was given to each subscriber to name a person for each share held by him, during whose lifetime he or she was to be entitled to receive a pro-rata proportion of

the net profits from the investment of the fund. It was also stipulated that when the number of nominees should be reduced to seven by death, the property was to be conveyed to the survivors in fee simple. In accordance with this agreement, the property was divided in 1826, the surviving nominees being William Bayard, Gouverneur Kemble, Robert Benson, Jr., Daniel Hoffman, Horatio G. Stevens, Mrs. John A. King, and Mrs. William P. Campbell.

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In October, 1783 he married Elizabeth Cornel, another daughter of Samuel Cornel.⁷⁴ Among their children were two sons: William, who married Catherine Hammond, and Robert, who married Elizabeth McEvers, daughter of his business partner. He had five daughters: Catherine and Maria, both of whom married Duncan Pearsall Campbell; Susan, who married Benjamin Woolsey Rogers; Eliza Justine, wife of Joseph Blackwell; and Harriet Elizabeth, wife of Gen. Stephen VanRensselaer, eldest son of Stephen VanRensselaer, the last "Patroon," and Margaret Schuyler.⁷⁵

Bayard also invested heavily in large tracts of land. He shared ownership of land in the Morris Reserve⁷⁶ and in St. Lawrence County⁷⁷ with his Triangle Tract partners. Individually he held title to a considerable amount of land in New York City. His property there in 1795 was assessed at \$21,000; his house on Broadway in 1799 valued at 2200 pounds. He was taxed on \$100,000 in 1815, but only \$70,000 in 1820. The tax list that year valued his house at 6 State Street at \$17,000.⁷⁸ It appears that he may have experienced financial difficulties about that time, for several years after the death of James McEvers he borrowed heavily from his partner's estate.⁷⁹

Bayard died in 1826,⁸¹ the year before the firm which he founded with Herman LeRoy, once the leading firm in the City of New York, failed.⁸²

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- 63 Joseph G. Bullock, A History and Genealogy of the Families of Bayard, Houston of Georgia, and the Descent of the Bolton Family (Washington: J. H. Dony, 1919) p. 2.
- 64 LBP.
- 65 Lanier, op. cit., p. 94.
- 66 Robert W. Bingham, ed. "Reports of Joseph Ellicott," Holland Land Company's Papers, (Buffalo: Buffalo Historical Soc., 1941) p. 142. Hereafter cited as HLCP.
- 67 T-HP, p. 403; Arthur Pound, Lake Ontario (Indianapolis: Bobbs-Merrill, 1945) p. 143.
- 68 Lanier, op. cit., p. 94.
- 69 ibid, p. 94; Wilson, op. cit., p. 163, 164.
- 70 Thacher, op. cit., p. 79, 84.
- 71 Wilson, op. cit., p. 163.
- 72 ibid, p. 98; Lanier, op. cit., p. 95.
- 73 Wilson, op. cit., p. 522.
- 74 Van Rensselaer, op. cit., p. 91; Thacher, op. cit., p. 94.
- 75 Bullock, op. cit., p. 22; VanRensselaer, op. cit., p. 110.
- 76 LBP
- 77 Hough, op. cit., p. 244.
- 78 Lanier, op. cit., p. 94.
- 79 Genesee County Deeds, Liber 17, p. 354-356. Bayard's son, Robert, as executor of McEvers' estate, made the loan.
- 81 VanRensselaer, op. cit., p. 110.
- 82 Scoville, op. cit., p. 162.

JAMES McEVERS

c. 1750-1817

James McEvers II, like the other proprietors of the Triangle Tract, was a member of a family residing in this country for generations before the onset of the American Revolution. His grandfather, John McEvers, was a New York City merchant. His grandmother, Catherine Van Horne, inherited land from her father, John, which was passed on to the McEvers children. Both his father, James I, and his mother, the former Elizabeth Apthorpe, had also inherited land in New York and New Jersey from their parents.⁸³

McEvers' father, James I, was a prosperous merchant who was appointed Stamp Distributor for New York on the passage of the Stamp Act in 1765. Being opposed to the act and aware of the strong opposition of the people to it, he resigned his office soon after his appointment.⁸⁴ He was one of the earliest members of the New York City Chamber of Commerce, but died at the age of forty, before he could assume office.⁸⁵ A merchant importing European and Indian goods, he was succeeded in the business by his brother, Charles, later a well-known member of the firm of LeRoy, Bayard & McEvers.⁸⁶ His sister, Catherine, married William Bayard, father of William Bayard, Triangle Tract proprietor.⁸⁷

An insight into the wealthy background of the McEvers family is provided by the will of James McEvers I, in which he directed that his wife, Elizabeth, should have "the right to live in either of my dwelling houses in New York and the use of the storehouses, or the use of my country house and farm at Bloomingdale...Also, all my Slaves, Coach, carriages and horses, all wines and other liquors, all household and kitchen furniture, the use of all plate during her lifetime," and an annual income of 700 pounds. Among cash bequests were 300 pounds to his first born daughter, Elizabeth, and 5 pounds each to five negro⁷² servants "for their faithful service." James II was to receive his father's "house and lot in the Dock Ward when he comes of age." The remainder of the estate was divided among James II and his four brothers and sisters.⁸⁸

83 Collections of the New York Historical Society, 1895 (New York: New York Historical Soc., 1895) p. 364-365.

84 Lanier, op. cit., p. 330.

85 John A. Stevens, Jr., Colonial Records of the New York Chamber of Commerce, 1768-1784 (New York: Trow & Co., 1867) p. 149.

86 Collections of the New York Historical Society, 1898 (New York: New York Historical Soc., 1898) p. 200, 201.

87 VanRensselaer, op. cit., p. 91.

88 New York City Abstracts of Wills, Liber 26.

James McEvers II learned the mercantile trade in his father's and uncle's businesses. He joined his first cousin, William Bayard, as a partner in the firm of LeRoy & Bayard about 1791.⁸⁹ Two years later he joined his business partners and Matthew Clarkson in the ownership of the Triangle.⁹⁰ He also invested with them in the purchase of St. Lawrence County lands.⁹¹ Unlike the other three proprietors, however, he never held political office.

He married Ruth Hunter, a member of the politically and socially prominent Hunter family, who died young leaving an only daughter, Elizabeth.⁹² As Elizabeth was only fifteen years old when her father died in 1817,⁹³ neither of her parents witnessed her marriage in 1820 to her second cousin, Robert Bayard.⁹⁴

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89 LBP

90 Genesee County Deeds, Liber 17, p. 222.

91 Hough, op. cit., p. 244.

92 Thacher, op. cit., p. 42.

93 Will of James McEvers, Genesee County Deeds, Liber 17, p. 222.

94 Van Rensselaer, op. cit., p. 143.

INITIAL DEVELOPMENT

1801-1809

When the Iroquois claim to the Triangle Tract was extinguished at the Treaty of Big Tree in 1797 seemingly the last obstacle to development had been removed. Yet the tract lay dormant for four more years awaiting, most likely, the planned improvement of an existing road through the apex of the tract. In 1800 a road four rods wide was cut from the Genesee River at Avon to the present village of LeRoy. This road joined an established state road from Albany through Utica and Canandaigua to Avon, connecting the tract with established settlements.^{94a} The improvement of this road by the state would be both a convenience and a lure to potential land purchasers.

Early in 1801, only months after completion of the twelve-mile stretch of the "Genesee Road," LeRoy, Bayard, McEvers and Clarkson began preparations for opening the tract to settlement. Their first act was to officially record the two silent partners who were not acknowledged in the original 1793 indenture from Morris to LeRoy and Bayard. Using the legal mechanism of deeding the property to a disinterested third party, LeRoy and Bayard deeded the entire tract to Roswell L. Colt⁹⁵ on February 12, 1801 for the sum of \$100. The following day, for the same sum, Colt deeded the tract to Clarkson, LeRoy, Bayard and McEvers as tenants in common.⁹⁶

During this time they began to outline their plans for tract development in correspondence with Joseph Ellicott,⁹⁷ resident agent for the Holland Land Company. Although Gouverneur Ogden, general agent for the proprietors,⁹⁸ was charged with overseeing their vast land investments, Ellicott, known to the landlords by virtue of association with the Dutch company, was named special agent⁹⁹ for the initial development of the Triangle.

94a McIntosh, op. cit., p. 41.

95 Ontario County Deeds, page 60, at Genesee County Court House, Batavia, N.Y.

Colt was a business partner of Jacob LeRoy, brother of Herman LeRoy.

96 Ontario County Deeds, p. 89. Based on only these deeds, the theory could be advanced that LeRoy and Bayard were adding two partners to their original partnership (and with them additional capital), but this is not the case. The silent partnership is substantiated in a subsequent deed, dated July 19, 1821, which states: "Whereas Robert Morris...on 11 January 1793 conveyed to Herman LeRoy and William Bayard a certain tract...called the Triangle Tract...and whereas James McEvers, together with Matthew Clarkson, gentleman, being originally interested with the said Herman LeRoy and William Bayard in the purchase of the said tract of land, they, the said Herman LeRoy and William Bayard afterward executed conveyances to the said James McEvers and Matthew Clarkson bearing date 12 February 1801, vesting in each of them...an equal undivided fourth part of said tract...."

97 HLCP, I, p. 94 ff.

98 ibid, p. 111. Ogden was an attorney. His brothers, David A. and Thomas L., were partners of Alexander Hamilton. His sister-in-law, Mrs. David A. Ogden, was a niece of the Mrs. LeRoy, Bayard and Clarkson.

99 T-HP, p. 446.

From the start, the entrepreneurial planning of the proprietors shaped the tract's development. On March 17, 1801 they empowered Ellicott to hire a surveyor and outlined their plan for the division of lots in a letter to the agent.¹⁰⁰ First of all, 18,000 acres in the angular point of the tract should be divided into farm lots of approximately 120 acres each except, and this was the key part of the plan, "500 acres, to be laid out equally on each side of the State Road, to include the mill seat at Buttermilk Falls."¹⁰¹ This proposed site of a future village¹⁰² had many advantages. First of all, it was contiguous on the east to the established Ganson's Settlement¹⁰³ in the westernmost portion of the Mill Seat Tract of the Phelps and Gorham Purchase. Secondly, it would be located along the existing State Road from the Genesee River to the Niagara River,¹⁰⁴ joining it with the populated Phelps and Gorham Purchase on the east and the vast Holland Purchase on the west, thus linking it with established markets and facilities. A ten acre mill lot, located within the village site at the junction of the State Road with what was then termed "Allen's Creek,"¹⁰⁵ would attract settlers and provide for their basic needs.

100 HLCP, I, p. 94.

101 *ibid*, p. 108. What was then termed "Buttermilk Falls" was located at the junction of the present Oatka Creek and the State Road (Route #5). What is now called Buttermilk Falls, north of the village, was so named at a later date.

102 This village site, after a series of subdivisions and name changes, we now know as the Village of LeRoy. Part of the original town of Northampton and Ontario County at the time of its creation in 1797, when the town and county subdivided in 1802 it was included in the new town of Southampton and the new county of Genesee. Although unofficially termed "Ganson's Settlement" and subsequently "Stoddard's Settlement," officially it was included in the town of Caledonia from 1807-1811 when it became part of Bellona. In 1813 the name of the town was changed to LeRoy, honoring Herman LeRoy. (Beers, p. 478.) In 1834 it became part of the incorporated Village of LeRoy, within the Town of LeRoy.

103 Capt. John Ganson, a native of Bennington, Vermont and a veteran of the Sullivan Expedition, had earlier located near the present Avon. In 1798, he joined Charles Wilbur, who came the previous year, and with his sons, John, Jr., and James, established a residence, tavern and the nucleus of a settlement about one mile east of the eastern border of the Triangle. It is now included in the town of LeRoy.

104 Laid out in 1798, the enlarged former Indian path extended from the Seneca village at Canawaugus (now part of the present Caledonia and Avon) west to New Amsterdam (now Buffalo), and on to Lewiston on the Niagara River. Also known as the Niagara Road, the Genesee Road and the Buffalo Road, or simply the "State Road," it was renamed the Seneca Turnpike during the nineteenth century. It quickly became the most important east-west highway for white settlers as well as the principal land route for shipments of salt, wheat and other products to the eastern markets.

105 O. Turner pointed out (T-PCP, p. 553) that because of the "unamiable character of the person from whom this beautiful stream is named," (Benjamin "Indian" Allen, who owned a large tract on the stream) citizens of LeRoy called it "Oatka," the Indian name for a stream coming out from between high banks and the name by which it is now known. Only that portion of Allen's Creek in the LeRoy area, however, bears the name "Oatka."

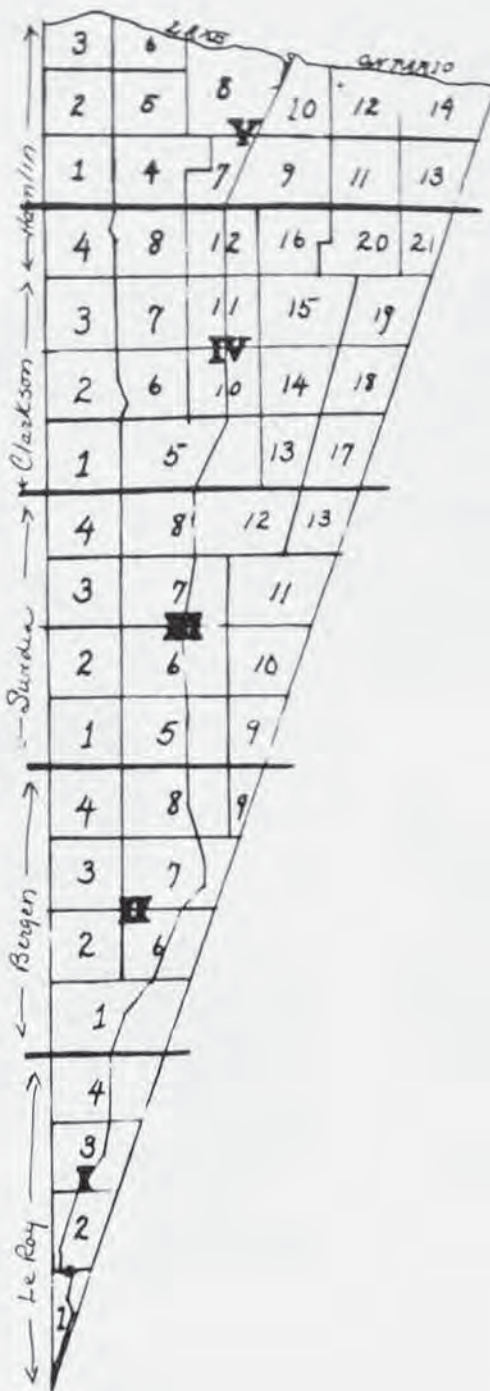
PLATE 8

This map shows the subdivision of the Triangle Tract. The Townships (Roman Numerals) were divided into Sections (Arabic Numerals). Each section was further subdivided into farm-size lots.

Lake Road, through the center of the tract, was not included within the lots lying along side of it.

Prepared by Mary E. Smith

1983



The remaining 69,000 acres, the four proprietors proposed, would be divided into retail plots of 200 acres each.¹⁰⁶ But Agent Ellicott, who had considerable influence with the proprietors, altered the plan so that "the retail lots contain only 120 acres each or thereabouts (as) it has been found that lots of 200 acres are rather too large...for the greatest Proportion of settlers on credit." Ellicott also modified the subdivision of the original plan. "You will observe," he wrote the proprietors, "that in lieu of running the residue in square miles that the (5) townships are (to be) subdivided into Sections and half sections, and by having the corners marked so as to bisect the Sections they may be sold either by the whole section, half section or quarter section...and may be sold either way without surveying being done."¹⁰⁷ This system would also enable the proprietors to sell larger parcels of land independent of the farm lots.¹⁰⁸

The original plan would be further modified by the triangular shape of the tract. The number of sections, number of lots per section and the total acreage per lot would ultimately vary greatly from the original plan.¹⁰⁹

Even before the survey was undertaken Ellicott had produced a potential buyer for the 500 acre mill seat, as the proprietors had previously indicated that they "would rather sell the mill seat than be at any charge and have an interest in the property."¹¹⁰ Ellicott saw it as a lucrative investment "from its contiguity to a settlement of some years standing where there will be raised within three miles of the seat the present season at least 2500 bushels of wheat."¹¹¹ So he informed the proprietors:

I took the liberty to mention...that you would dispose of the seat and 500 acres of land for 5 dollars per acre to some gentlemen in Canandaigua, among whom was Dudley Saltonstall, attorney at law....I have but little doubt but that himself and connexions will agree to make the purchase and erect a (grist) mill next season....Should this sale take effect, it will produce nearly twice the sum your surveys will stand you in."¹¹²

Ellicott, empowered by the proprietors in March, 1801 to hire the surveyor, chose Richard M. Stoddard,¹¹³ then of Canandaigua, who had previously worked under his direction in the surveying of Holland Land Company lands.¹¹⁴ The proprietors intended to open the tract for settlement and to begin the survey in June of that year, but Stoddard indicated to Agent Ellicott in his early winter correspondence

106 HLCP, Vol. I, p. 105

107 *ibid*, p. 105

108 *ibid*, p. 108

109 See Stoddard's 1804 map of original lots. After the survey there were between 4-21 sections per township; from 3-17 lots per section, with most sections containing 12 lots of 69-180 acres each, or an average of 132 acres. This information is at variance with McIntosh's statement (*History of Monroe County*, p. 154) that each section is 1½ miles square, "subdivided into 12 farm lots of 120 acres each."

110 HLCP, Vol. I, p. 106.

111 *ibid*, p. 106

112 *ibid*, p. 107

113 *ibid*, p. 103

114 *ibid*, p. 110

that if he was to be named surveyor, he wished to move from Canandaigua to the Triangle during the winter "when there would be a sufficiency of snow for transporting provisions." ¹¹⁵ He would agree to survey the tract only if he "could enter upon the business as soon as he could be prepared." ¹¹⁶

Soon after his employment was assured in March, Stoddard began to move from Canandaigua via the Niagara Road (or "Niagara Path" as it is identified on a pre-1802 map) to the future village site on the Triangle, where he built the tract's first log cabin along the bank of Allen's Creek. ¹¹⁷

The survey was begun soon after the 8th of May when Stoddard received his official letter of appointment and detailed instructions from Ellicott. In addition to the originally outlined plans for the survey, he was further instructed to mark the Section and Lot number on the corner trees of each lot to enable potential purchasers to identify their choice of lot ¹¹⁸ and to describe the quality of land in seven different categories: Bottom land of the first and second quality, intervale, upland of the first and second quality, swamp and barren. This information would later be used to determine the price of the lots. He was also to note the nature of the soil, type of timber, location of all streams, fresh water and salt springs, and iron ore, if discovered. Of special importance was the determination of "all places best calculated for the erection of mills." ¹¹⁹

For his services, Stoddard was to receive \$2.50 cash for every mile but to work at his own expense. However, since the boundary line between the Connecticut and Triangle Tracts had not yet been established and would therefore require "twice the time and labour," he was to receive double the pay for that portion. ¹²⁰

Initially only the southern part of the Triangle, Townships I and II, were surveyed, that amount "being sufficient to accommodate a number of purchasers at retail for the present." ¹²¹

As planned, the tract was opened for sales and settlement in June, 1801 with the arrival in Canandaigua of the proprietors' general sales agent, Gouverneur Ogden, ¹²² then a young man twenty-three years old. ¹²³ Having established a temporary sales office in the business center of that village he advertised in the June 22nd issue of the Ontario Gazette and Genesee Advertiser:

115 HLCP, Vol. I, p. 95

116 *ibid*, p. 104.

117 F. W. Beers, Gazetteer and Biographical Record of Genesee County, New York, 1788-1890 (Syracuse: J. W. Vose & Co., 1890) p. 458.

118 HLCP, Vol. I, p. 110

119 *ibid*, p. 95

120 *ibid*, p. 95

121 *ibid*, p. 110. Stoddard's map of original lots of Townships I and II is recorded in Genesee County Maps, Book 1, Map #9. His map of original lots of Townships III, IV and V is found in Book 5, Map #416.

123 William Ogden Wheeler, The Ogden Family in America (Phila: J.B. Lippencott Co., 1908) p. 194.

122 Ontario Gazette and Genesee Advertiser, June 22, 1801

LANDS FOR SALE

The proprietors of that tract of Land lying twelve miles west of Hartford,¹²⁴ on the Genesee river, and known by the name of the Triangular Tract—now offer the same for sale at very low and reduced prices. A Grist¹²⁵ and Saw-Mill will be erected in the course of the present season, upon the premises, for the advantage of actual settlers; for the whole convenience the land immediately adjoining the road is laid out into small lots of 120 acres each.

The terms of payment are four equal annual installments.—From the superior excellence of the soil, its proximity to several flourishing settlements, and being situated on the main road leading to Niagara, this tract affords many advantages not often united in so large a body of land.

For other particulars apply to the subscriber, opposite the Post Office, Canandaigua.

As can be seen, the first lots offered for sale were those lying along the existing east-west Niagara Road, adjacent to the planned village site. As Ellicott had earlier predicted, Dudley Saltonstall and "one of his connexions,"¹²⁶ his brother-in-law, Richard Stoddard, had purchased the 500 acre village site early in 1801.¹²⁷ Soon after his purchase, however, Saltonstall sold his half-interest to Ezra Church Platt, making Stoddard and Platt partners in the early development of the village¹²⁸ and committing them to undertake construction of the essential mills. The Platts and Stoddard, with his wife of three years, were the first families in what would become the village of LeRoy, as well as the pioneers of all of the Triangle. The men also became the first mill proprietors on the tract and two of the earliest west of the Genesee River.¹²⁹ Eventually Stoddard took title to the west half of the village site; Platt's holdings were on the east side.

124 The name of Hartford was changed to Avon in 1805.

125 The grist mill was substantial. A three-story frame structure, it measured 40 feet by 60 feet. (LeRoy Gazette, September 8, 1826.)

126 HLCP, Vol. 1, p. 106.

127 Orsamus Turner, Pioneer History of the Phelps and Gorham Purchase and Morris' Reserve (Rochester: Darrow & Bro., 1851) p. 544. Hereafter cited as T-PGP.

128 *ibid*, p. 544. No recorded deed for Stoddard's "purchase" could be found. However, a deed dated November 18, 1818 (eight years after Stoddard's death) and recorded in Genesee County Deeds, Liber 12, p. 364, states that Stoddard was to receive certain land for performing services and although he performed the services he did not receive the land. Therefore, the west half of the 500 Acre Lot (i. e. the west half of Lot 3, Section 2, Township 1, minus 2.9 acres sold to William Whiting in 1802, located west of the creek and north of the 10 Acre Mill Lot, containing 232 acres) was conveyed to his heirs, Thomas B. and Catherine Stoddard, by a trustee. It would appear, therefore, that in lieu of cash Stoddard exchanged his services, either as surveyor or more likely as agent, for the property. Although when Stoddard was hired for the survey of the tract he was to have been paid in cash, his subsequent financial arrangements with the proprietors are entangled. A year and a half before the above deed was granted, on June 25, 1817, Agent Benson reported to Herman LeRoy, "I have the satisfaction to inform you of a complete settlement with the administration of Mr. Stoddard upon the terms proposed by McEvers and I have a receipt in full. (LBP.)"

129 T-PGP, p. 544.

Although the terms of sale may have appeared reasonable to the affluent proprietors, payments of four equal annual installments limited the number of qualified buyers. This probably contributed to the fact that, in addition to the purchase of the village site, only four additional buyers would receive deeds for lots on the Triangle during the remainder of the year and only nine purchases would be recorded the following year—all in Township I where the survey had been completed ¹³⁰ and which included the tract's only road.

After the preliminary requisites for land development were undertaken, Ogden's temporary land office in Canandaigua, county seat for Ontario County (which then included all land west of the Pre-emption line) was discontinued. In 1802, the proprietors named a resident agent charged exclusively with Triangle Tract sales. Richard Stoddard, Esq. ¹³¹ was a logical choice, for who was more familiar with the land than he who had undertaken its survey? And who would be more interested in increasing the number of settlers than the tract's first businessman?

One of Stoddard's first acts as agent was to open a land office in the heart of the proposed village site. ¹³² The log structure was convenient not only for prospective buyers but for the agent, who would record the transactions only eleven miles distant at a new Court House in Batavia, county seat of the newly formed County of Genesee. Created in 1802, the "Mother of Counties" included all of the land in Western New York west of the Genesee River. Soon after its creation, "Squire" Stoddard was named the first county sheriff; his business partner, Ezra Platt would subsequently be named a First Judge. ¹³³

Recognizing that the transportation system serves as the framework around which a community grows, one of the first priorities of the developers was the establishment of a north-south road through the center of the tract, from the village site north to Lake Ontario. Land for this road, originally referred to as the "Triangular Road" ¹³⁴ but now known as the Lake Road, was given by the four tract proprietors and is not included within the boundaries of the lots lying alongside of it. The right-of-way for the road is four rods wide, ¹³⁵ the length of the Gunter's chain used by surveyors.

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130 T-RGP, p. 544.

131 *ibid*, p. 544. In lieu of cash, Stoddard may have exchanged his services as agent for land on the village site. See note #128.

132 Beers, *op. cit.*, p. 458.

133 *ibid*, p. 458.

134 Genesee County Deeds

135 McIntosh, *op. cit.*, p. 154.

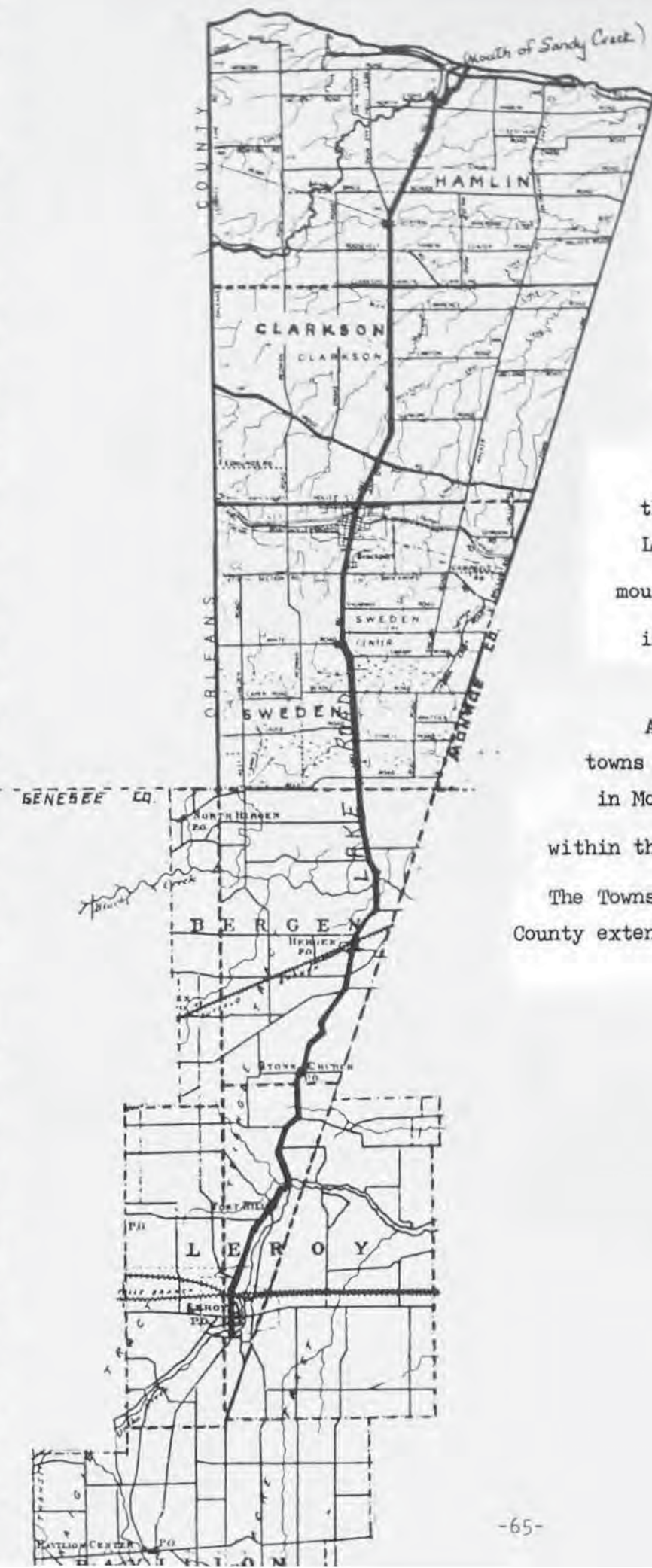


PLATE 9

This map shows the relationships of the present towns to the Triangle Tract.

The path of Lake Road through the center of the tract from LeRoy to Lake Ontario and the mouth of Sandy Creek is clearly indicated.

As can be seen, the present towns of Hamlin, Clarkson and Sweden in Monroe County are located entirely within the confines of the Triangle.

The Towns of Bergen and LeRoy in Genesee County extend beyond the Triangle boundary.

In 1802, at the expense of the proprietors, the road was cleared wide enough for wagon passage by a party of six men hired by Agent Stoddard.¹³⁶ Like most improvements during the early period, the road would be mutually beneficial to proprietors and settlers. Constructed not only as a means for settlers to get to their land, Lake Road linked the Genesee-Niagara Road with Lake Ontario and provided a means for the settlers to get their products to existing markets. Its existence would also promote lot sales.

Furthermore, the proprietors and Agent Ellicott had envisioned a port at the mouth of Sandy Creek,¹³⁷ at the northern extremity of the tract. Ellicott had planned a similar port at the mouth of Oak Orchard Creek on the Holland Purchase. As Ellicott explained,

No doubt people will be moving (into the area) by water and unless there is some establishment on the Lake and a road effected...to said establishment, such persons will be put to considerable inconvenience....(It) can not begin at too early a period, as the farmers...will require a place to convey their potash to deposit on the lake in order to be sent to Montreal or New York, as may be most likely to produce a market, and also for a place to receive their salt. Without such an establishment many will have to go considerably farther, as well as carry their money to other settlements.¹³⁸

Just as Ellicott had constructed a road from Batavia north to his planned port on Oak Orchard Creek, he encouraged construction of a road north from the proposed village site on the Triangle to the potential port at the mouth of Sandy Creek.¹³⁹

Not until 1803, however, was Lake Road surveyed by Stephen Benton and recorded in the Town of Northampton minutes.¹⁴⁰

Two similar north-south roads extending to the lake through the broadest section of the tract (Townships III, IV and V) were also planned at the same time. These roads are labeled on Stoddard's map of original lots as the "West Road to Lake Ontario" (the present Redman Road), and the "East Road to Lake Ontario" (the present Sweden Walker and Walker Lake Ontario Road). These, plus the "Main Road to Lake Ontario" (Lake Road) and the Niagara-Genesee Road (Route #5) are the only roads through the tract on Stoddard's map of 1804.¹⁴¹

Not included in the plan was the now famous Ridge Road. That would come later.

136 Stoddard was also a town road commissioner at the time of construction. (Northampton Town Minutes). The group of workmen, who took their equipment and camped as they progressed, included Nathan Harvey, Jeremiah Hascall, Col. Jedediah Crosby, James Austin, a man named Deming, and a sixth man who was not identified. Several of the party settled on the Triangle. (T-RGP, p. 548; Batavia Times, 1865.)

137 LBP; HLCP, I, p. 95.

138 HLCP. (Ellicott to Busti, July 21, 1821); T-HP, p. 447-448.

139 HLCP.

140 Northampton Town Minutes. Although many sources cite Stoddard as surveyor of Lake Road the minutes prove otherwise. Stoddard, Ira Ransom and Job Pierce were the Highway Commissioners at the time.

141 Genesee County Maps, Book 1, p. 6 and Book 5, p. 213, 214.

As planned, development of the tract began at the southern apex of the Triangle and gradually spread toward the north. The year 1803 saw the first deeds recorded for parcels beyond Township I: one in Township II, three in Township III, and one in Township IV.¹⁴² Several of these lots were purchased by one family.

Moody Freeman, who purchased four lots along Lake Road in Township IV in May of that year, was the first permanent settler north of the Ridge and the only settler from two miles north of LeRoy. He was joined in the fall by his son, Calvin, who purchased two lots bordering Lake Road in Township III. Aiding each other, they cleared the first land, built the first cabins and raised the first crops in what are now the towns of Clarkson and Sweden.¹⁴³ A brother-in-law, Cotton Fletcher, a surveyor¹⁴⁴ who had settled earlier in Township II, eighteen miles distant, was then their nearest neighbor.¹⁴⁵

During the same year a group of Connecticut residents settled in Township II.¹⁴⁶ Their settlement is not reflected in the deeds, however, as purchasers of property on the Triangle Tract which had been bought by means of a land contract were not granted a deed until the contract price plus all accumulated interest was paid in full and the contract exchanged at the land office.¹⁴⁷

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142 T-PGP, p. 546.

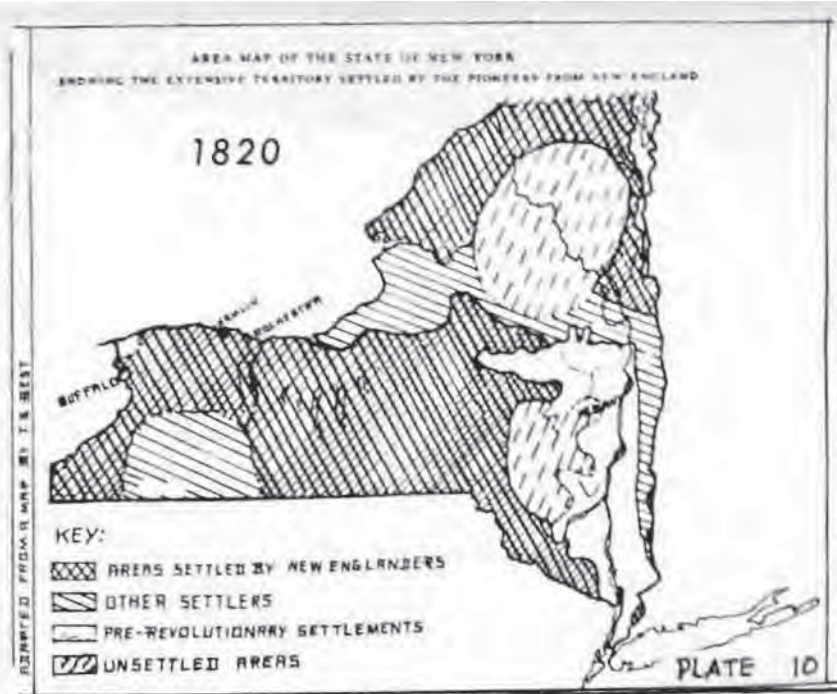
143 Calvin Freeman Reminiscences in We Remember Brockport, Mary E. Smith and Shirley Husted, eds. (Rochester: Monroe County Historian, 1979) p. 7. Note that this first-person account is at variance with that published in nineteenth century county histories.

144 Northampton Town Minutes, February 6, 1803.

145 Freeman, op. cit., p. 7.

146 T-PGP, p. 552.

147 For this reason it is extremely difficult to establish the date of settlement of individual settlers or to estimate the date of construction of a dwelling. Land contracts after 1806 were usually for ten-year terms, at which time they could be renewed. It was not unusual for settlers to complete payments fifteen or even twenty-five years after settlement. Purchasers of more than limited means, however, often purchased the land and either the proprietors or another individual would hold a mortgage. The date of a deed neither establishes the date of settlement nor the approximate construction of a house, as most frame and masonry dwellings replaced previously constructed log cabins.



Like the Freemans and the Connecticut group most of the pioneers who would settle on the Triangle were NOT foreign immigrants, but former residents of long established settlements in New England (particularly the states of Massachusetts, Connecticut and Vermont) and Eastern New York (especially the Rensselaer County area) who were joined by Oneida County residents who had earlier left the rocky New England soil for greener pastures in New York State.¹⁴⁸ Many settlers came to join former neighbors or relatives already living in the area and familiar with the country. These friendship and kinship networks not only provided companionship but were invaluable in overcoming many of the problems associated with pioneering.

Only six deeds were given for lots on the Triangle in 1803,¹⁴⁹ but settlement then was sparse throughout the entire area west of the Genesee. At that time there was no bridge across the Genesee River; the only means of crossing until 1804 was Gilbert Berry's ingenious rope ferry¹⁵⁰ or what many pioneers described as a "wretched scow."¹⁵¹ ^{located near Avon.} The nearest post office then for Triangle residents was located at Canandaigua. However, the following year a post office was established at the village site with Asher Bates serving as the tract's first postmaster.¹⁵²

Ten sales were recorded during 1804, one of which, to James McCasson, was the first sale in Township V, now part of the present town of Hamlin.¹⁵³ Not included in the recorded sales that year were two other Hamlin lots purchased by Ezra Platt,¹⁵⁴ co-proprietor of the village site.

148 United States Census of Genesee and Monroe Counties, 1810-1850.

149 T-RGP, p. 546.

150 Arch Merrill, A River Ramble (Rochester: Gannett Co., 1943) p. 92-93.

151 T-RGP, p. 553.

152 Beers, op. cit., p. 467.

153 T-RGP, p. 546.

154 Platt's mortgage to LeRoy, Bayard, et al for \$152.30 was recorded February 13, 1804 in Genesee County Mortgages, Liber 1, page 1. These two lots, Lots #3 & 4, Section 8, Township IV, were located on the east side of the present Redman Road and Roosevelt Highway.

In 1805 a total of 36 deeds were recorded, the largest number of completed sales up to that time.¹⁵⁵ The increased number of sales during that year partly reflects the expiration of some of the original four-year land contracts.

Not until after the proprietors liberalized their terms of sale in 1806, however, did a marked increase in sales occur. For then, instead of their original four-equal-annual-installment plan, the proprietors reduced the amount of the down payment and extended the repayment time. Until November 1810 Agent Stoddard's ad, which ran for four years in the Canandaigua Western Repository and its successor, the Ontario Repository, proclaimed the liberalized terms and encouraged sales at the proposed Port Bayard:

UPWARDS OF 50,000 ACRES OF LAND

Situate in the county of Genesee, state of New York, lying twelve miles west of Genesee River, and eleven miles east of the Court-House in the village of Batavia, The main road leading from the city of Albany to New-Connecticut, Presque-Isle, Fort Niagara, and the Province of Upper Canada, passes thro' a part of this tract, from which another road leads to Lake Ontario, near the mouth of Sandy Creek, (which place is an excellent harbor for boats,) whence produce may be sent by water to any part of Europe. This tract of country has been surveyed into convenient Farms for settlers, and is offered for Sale on the most reasonable terms of any land in the western country. There will be but a small part of the purchase money required in hand, and a long credit given for the residue. From the fertility of the soil and advantages of the water, there is no part of the country can excel, and but little equal it. There is already a saw and grist mill erected on the tract.

For the price and terms, enquire of the subscriber on the premises, who is duly authorized to sell for the Proprietors.

November 10, 1806

Richard M. Stoddard 156

Although Agent Stoddard emphasized the existence of mills, roads and the reasonable terms, he only casually referred to the superior fertility of the soil. His counterpart on the Holland Purchase, however, noted:

An advantage of peculiar importance to this country is the newness, and productive quality of its soil; which will yield, for many years in succession, more abundant crops of excellent wheat without manure than old cultivated farms with all the manure that can be applied. Our general average rate of production for the first years after the lands are cleared, is from 30 to 35 bushels of wheat per acre, and more in proportion to the amount of labor that is expended in putting in the crop; while the farms of our Atlantic States, generally, will not perhaps produce more than half that amount.... our eastern farmers are obliged to apply a considerable portion of the annual proceeds of their farms to the expense of manuring to enable them to raise another crop....The expense of clearing and fencing an acre of new land will not exceed \$10; while twice that amount will be required in manuring an acre of old land to make it productive. These advantages are so well understood... that enterprising settlers...are constantly locating themselves among us. 157

155 T-RGP, p. 546.

156 Ontario Repository, May 22, 1810.

157 HLCP, V. II, p. 339, 340.

It is apparent that the early goal of the Triangle proprietors was not only the sale of property but sales and settlement of the tract. With the exception of the villages, the Triangle was not sold in large parcels to investors who in turn would subdivide their purchases into smaller retail lots. The tract was sold lot by lot by the proprietors directly to retail purchasers who were not only encouraged but, in some instances during the early period of development, required to settle on their land. An example of this was a sale to James Hoy, an Irish native who settled with his father and siblings in Township IV along the East Road to Lake Ontario, north of the present Garland. When Hoy arranged to buy land, his contract for the 131 acre parcel specified that "within three months he will erect a dwelling 18 feet square and will cause a family to live there 3 years."¹⁵⁸ The home building and land occupancy required by the proprietors promoted an appearance of settlement which would appeal to potential purchasers and increase property values.

In addition to making provision for the physical needs of food and shelter, facilities which would meet the educational and spiritual needs of the settlers were also essential. By December, 1807, there were enough settlers of the same faith located in Townships I and II to consider formation of the first religious society in the tract and the second society in the Town of Northampton. Officially formed the following month as the "Second Religious Society in the Town of Northampton and County of Genesee,"¹⁵⁹ the predecessor of the Bergen Presbyterian Church would remain the only religious society in the tract for several years and the only society north of the village for almost a decade.¹⁶⁰

One of the first acts of the ten founders, most of whom were former Connecticut residents who had lived in the area only a few months, was to request Agent Stoddard (whom they knew while residents of New England)¹⁶¹ "to assist in procuring some aid from the proprietors of the Triangle Tract." In a letter dated March, 1808, requesting land, the members described themselves as "men of large Families and small Property...who have heretofore lived in well regulated societies where the Education of Children was an object strictly attended to and religious instruction solemnly enjoined," which privileges they were "unwilling to relinquish...and unable to carry into effect without assistance."¹⁶²

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- 158 John Grieg Papers, Skivington Collection, University of Rochester. Hoy's purchase of Lot 1, Section 18, Township IV was not deeded until December 5, 1835. By that time the original cost of \$361 plus 7½% interest had grown to \$1600!
- 159 Second Religious Society of the Town of Northampton Minutes, MS at Bergen Presbyterian Church. Hereafter cited as BPCM. The first church in Northampton was organized in 1803 by Scotch immigrants at Big Springs (Mumford). It was of the Presbyterian order. (Beers, p. 490.)
- 160 On February 7, 1812 a Presbyterian Church was organized in LeRoy. (Beers, p. 490.) Societies would form in Townships III and IV in 1816.
- 161 T-PGP, p. 546.
- 162 BPCM.

The proprietors responded in July, praising the "laudable measures adopted (by the society) to establish a place of public worship and a public school" and promising the donation of the requested glebe lot. Furthermore, the proprietors pledged an immediate unsolicited gift of \$50 cash to be paid to the society by Stoddard from the "first unappropriated monies he receives." The fact that the society was "to designate the quantity of land and select the lot or lots" which would meet their needs, although generous, probably delayed the eventual receipt of the glebe land, however, as the society did not choose an unsold lot. Instead they requested two lots along Lake Road "already settled on." ^{162a} For several years the minutes of the church trustees include correspondence with the proprietors and the appointment of several different committees to select a lot of land. ¹⁶³ Not until August 1, 1817 would a 120 acre glebe lot (Lot 1, Section 1, Township II) along the recently constructed thoroughfare from Rochester to Batavia be deeded to the society for the support of a minister ¹⁶⁴ to aid the organization in realizing their stated goal of "building us a little Society in the Wilderness." ¹⁶⁵

As new towns and additional religious societies formed the proprietors would donate additional land for religious purposes--not only following the tradition of donating land to the first religious society formed in a town but also to subsequently formed societies. Only the first society in each town would receive a glebe lot, however. In later years most of the donated lots would be smaller lots on which churches would be built. ¹⁶⁶

Some public schools would also be recipients of land donated by the proprietors. ¹⁶⁷

The churches, schools and mills provided by the proprietors, combined with the houses, stores and trades established by the pioneers, were not only beneficial to the settlers, but their appearance made the area seem settled and civilized to prospective purchasers, thereby stimulating sales for the proprietors.

As an indication of the progress of sales and settlement, it is interesting to note that in 1808, when the tract's first religious society was negotiating with the proprietors, there were then in the Bergen-Port Hill area "about 50 families and 140 children under the age of 16 years." At that time all of the lots in Townships I and II along Lake Road "were all taken up and generally under some improvement." ¹⁶⁸

162a BPCM. The lots chosen were Lot 13, Section 1, Township II and Lot 7, Section 7, Township II, the latter for a school.

163 BPCM

164 Triangle Tract Indentures, Book C and Book A, p. 34. The deed specified that the society was "to apply the rents, issues and profits therefrom from time to time as they may accrue to the support of a minister for the said society.

165 BPCM

166 Triangle Tract Indentures, Books A - D.

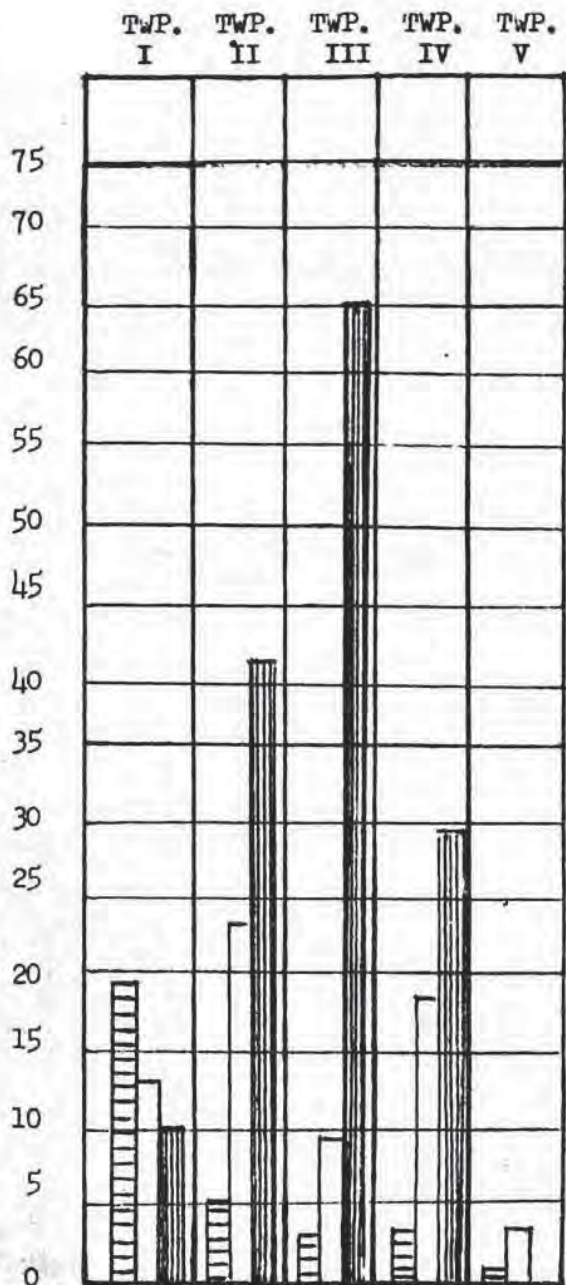
167 ibid.

168 BPCM

TRIANGLE TRACT

LOT SALES

1801-1809



1801-1804

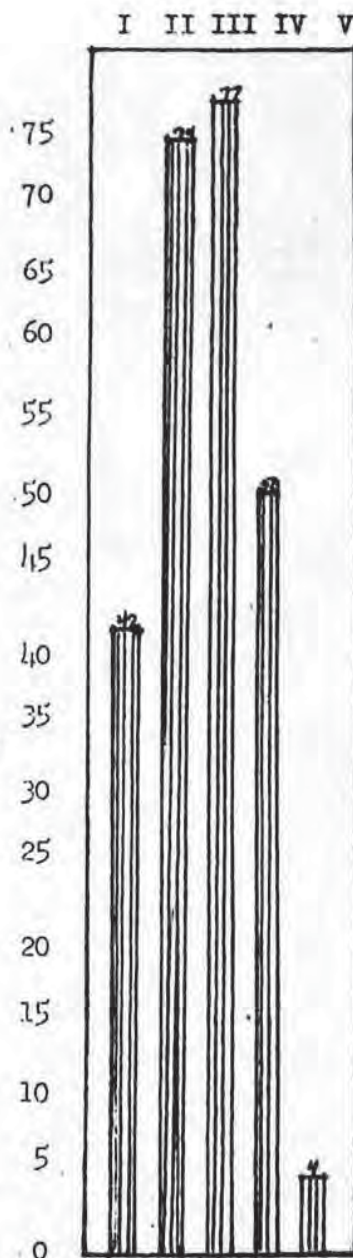
1805-1806

1807-1809

TRIANGLE TRACT SALES

BY TOWNSHIP

1801-1809



The above charts are based on the number of land contracts granted for parcels on the Triangle Tract during the earliest years of settlement. As can be seen, the largest number of sales between 1801 and 1804 was in Township I, now part of LeRoy. The largest number of total sales were in Townships II and III, the present towns of Bergen and Sweden. Sales in Township V (Hamlin) throughout the decade numbered only four parcels. Lot sales throughout the tract increased after the proprietors liberalized their terms of sale in 1806. Between 1807 and 1809 sales in Townships II, III and IV increased considerably with the largest increase in Township III.

It should be emphasized that the above figures are based on lands under contract. Except for the 1801 sale of the village site to Platt and Stoddard and the 1805 sale of a lot at the mouth of Sandy Creek to D. Saltonstall no record of completed sales could be found.

Lake Road remained the only public highway north of Township I until 1807. With the increase in settlement, two additional roads were laid out in Township II during that year and three more crossroads in the southern part of the township the following year.¹⁶⁹

Progress was slow, but it was, nevertheless, progress. Township II was growing, the northern townships were being settled, and the town of Northampton was expanding so rapidly that on December 8, 1807 its residents voted to divide the town into four separate towns. Of these, the westernmost portion of Northampton (most of the unoccupied Connecticut Tract and Townships II, III, IV and V of the Triangle) was to comprise a separate town to be called "Bayard,"¹⁷⁰ named for one of the four Triangle Tract proprietors.

The following year, on April 8, 1808 the New York State Legislature created the four towns with the same geographical boundaries as those designated by Northampton voters, but with different names than the original choices. What was to be "Bayard" was instead named "Murray,"^{170a} honoring John Murray, a New York City resident, friend, neighbor and business associate of the proprietors,^{170b} who had also invested in land in the Genesee Country.¹⁷¹ At the time the division became effective on April 3, 1809¹⁷² there were no residents in the western half of the town, as the Connecticut Tract had not yet opened, and there were only widely disseminated agricultural settlements in the northern portion of the Triangle. Since the largest concentration of population was in the southeast corner of the town, the barn of Johnson Bedell, near the junction of the present Beadle Road and Lake Road south of Sweden Center, was chosen as the site of the first Murray town meeting.¹⁷³

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168 BPCM

169 Northampton Town Minutes, 1807-1809; Bergen Highway Commissioners Minutes, 1807-1809.

170 Northampton Town Minutes. Township I at that time was included in the town of Southampton, created by an earlier subdivision.

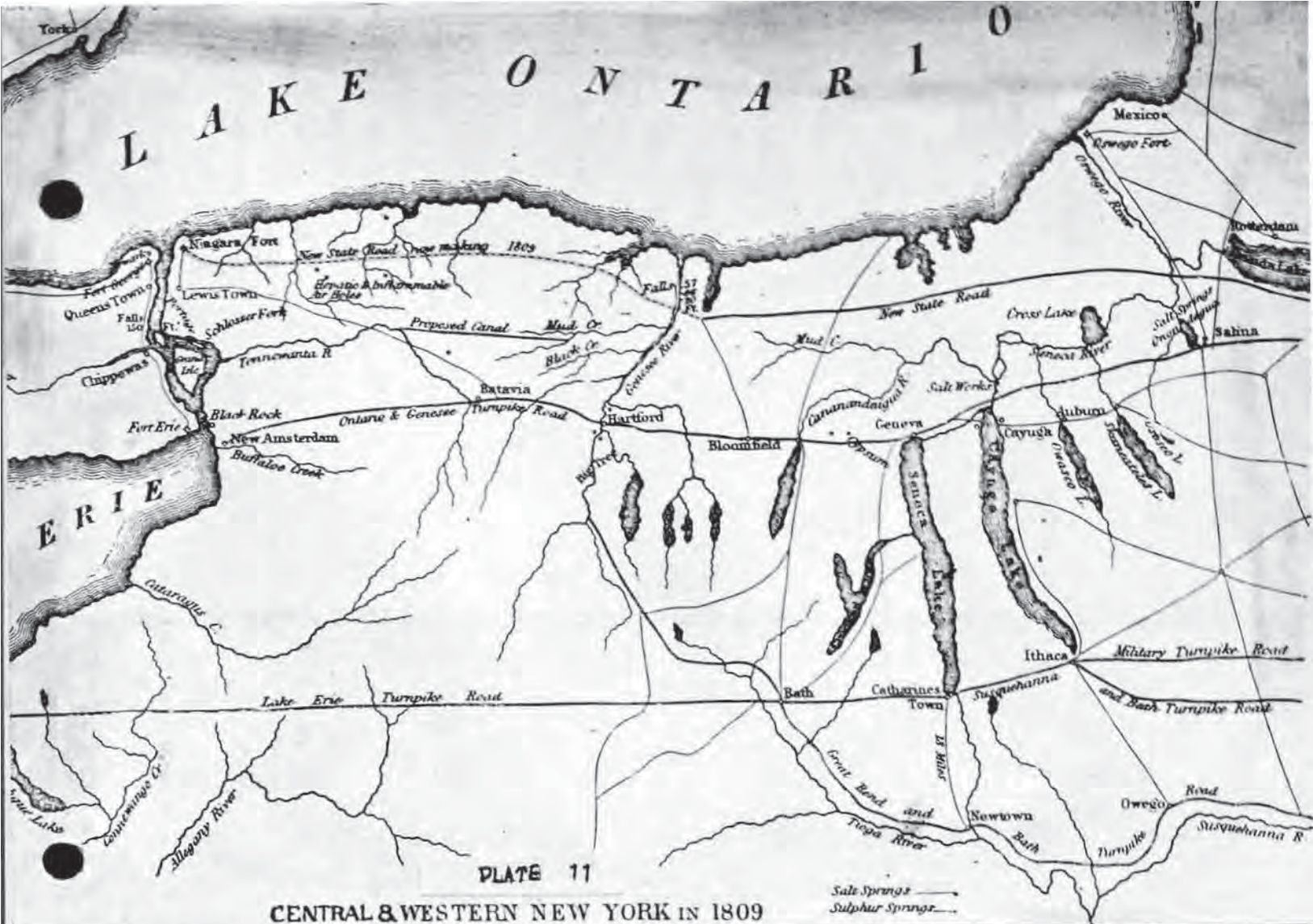
170a *ibid.*

170b Lanier, *op. cit.*, p. 109; Wheeler, *op. cit.*, p. 109.

171 T-PGP, p. 508. Part of Murray's holdings included Township III of the Mill Seat Tract which would later be named for his son-in-law, William Ogden.

172 Northampton Town Minutes. The law was effective "the day preceeding the first Tuesday of April next."

173 T-PGP, p. 560.



On this map showing turnpikes and state roads in Central and Western New York in 1809, the path of the well-known Ridge Road is indicated by a dotted line, labeled "New State Road Now Making 1809." The only other state road through Western New York at that time was the "Ontario & Genesee Turnpike Road," the present Route # 5.

At the time of the division of the town, the major east-west thoroughfare through the north section of the tract, the "Alluvial Way" or Ridge Road, was under construction. A state road, it was authorized by the New York State Legislature three years earlier, on April 3, 1806, when three commissioners were appointed to lay out a road from the Genesee River to Lewiston.¹⁷⁴ The construction of Ridge Road from late 1807 to 1809 provided a new impetus for land sales along and near its path throughout Western New York. However, not until it was improved by the building of bridges in 1815 was there any real influx of sales and settlement along the route.

¹⁷⁴ C. Wilson Lattin, Historic Ridge Road Highlights (Orleans County Historian: 1983) n.p.

INTERMEDIATE DEVELOPMENT

1810-1820

Prior to 1810, the Triangle was tethered to the Holland Purchase by roads through undeveloped land. That would change after July, 1810 when the State of Connecticut appointed Dr. Levi Ward, a Connecticut native then residing in Bergen, as their agent for sales in the adjacent Connecticut Tract.¹⁷⁵ During the same year Thomas Tufts, of Randolph, Vermont, was named sales agent for the Craigie Tract, that small tract south of the Connecticut Tract and adjacent to the western border of the mill seat of the Triangle. Tufts immediately began selling the prime lots adjoining the Niagara Road and subsequently undertook construction of a tavern and meeting hall adjacent to the village site.¹⁷⁶

Despite the new impetus lot sales continued to advance slowly in the village and throughout the tract prior to the War of 1812. There was a scarcity of cash throughout the Genesee Country and trading then was mostly by barter. Because opportunities to earn money were limited, settlers found it difficult to meet the payments on their land contracts. But the proprietors were lenient and permitted purchasers to pay only the interest due on their land.

To provide for the needs of the settlers and to stimulate additional sales the proprietors also set up salt works on the tract in 1809.¹⁷⁷ Salt springs were numerous along the slopes north of and parallel to the Ridge in Township IV and in several areas in Township V, particularly along the west branch of West Creek in the eastern portion of the township. Another prime site was the area about the western border of the tract near the Clarks' Settlement (now Morton). Two hundred acres of this land containing the strongest salt springs were reserved by the proprietors and opened to all who desired to work them.¹⁷⁸ In addition to providing small quantities for the immediate needs of the settlers, the numerous springs were also a source of income during the pre-canal era for those who wished to market the salt at the prevailing rate of one dollar per bushel.¹⁷⁹ It was a symbiotic arrangement, however, as the proprietors always reserved three-fourths of the mineral rights for themselves.¹⁸⁰

175 T-P&P, p. 560. Land sales for the tract began in September, 1810.

176 Albert McVean, Le Roy in 1823 (LeRoy: LeRoy Historical Society, 1975) p. 4.

177 HLCP, p. 17.

178 McIntosh, op. cit., p. 167.

179 T-HP, p. 560.

180 Triangle Tract Indentures, Books A-D. Included in all Triangle Tract deeds is the standard phrase, "Excepting and always reserving three fourths of all mines and minerals, or beds of ore, salt or salt springs of whatever nature or kind so ever, and the land upon or under which the same is, are or may hereafter be discovered or found."

Wheat, too, was a valuable commodity on the frontier. It was the common medium of exchange for food and merchandise at the local stores. But not only businessmen accepted wheat in payment for goods and services. Members of the Congregational Society in Townships I and II in 1810, in order to finance the salary of their first minister, had the option of pledging merchantable wheat at the rate of one dollar per bushel in lieu of cash.¹⁸¹ Old rate bills, too, indicate wheat was accepted for school tuition at public schools in the area.¹⁸² The salary of the school teacher, also, was often partly paid in wheat.¹⁸³ Although since 1806 Agent Ellicott had accepted grain in payment of interest on Holland Land Company lands, and similarly, Joseph Colt's stores were authorized receiving stations for the Pulteney holdings east of the river,¹⁸⁴ there is no evidence that the proprietors of the Triangle had such a policy at that time—possibly for the same reason that the system was discontinued within a few years by the Holland Land Company: Without adequate roads or a canal it was simply too expensive to transport the grain to the Albany market.¹⁸⁵

Perhaps the greatest source of revenue for the pioneers was the production of potash and black salts. Ashes could be produced quickly and found a ready market. Gustavus Clark, a pioneer storekeeper on the Ridge, noted:

That was then the staple production of all this region. It was the first available means that the new settlers had to pay for store goods, or to raise a little money....I hardly know how they could have got along without it. It was a period when but few of the settlers had raised any grain to sell....Many times when a new settler was under the necessity of raising money, or stood in need of store trade, he would go into the forest, chop down maple and elm trees, roll them together, and burn them for the ashes alone, without reference to clearing. The proceeds of ashes have supplied many a log cabin in this region with the common necessities of life, in the absence of which there would have been destitution. Our potash was taken to the mouth of the Genesee river and shipped to Montreal (where it sold) for as high a price as \$305 per ton.

Lumbering, the getting out, purchasing and shipping of oak butt staves, was the next considerable business after that of pot-ash, and helped the new settlers along until we had the Erie Canal, and a surplus of grain to send upon it to market.¹⁸⁶

The heavily timbered lands of the "Black North" were also harvested for other income-producing ventures. Throughout the pioneer period, particularly in the area north of the Ridge, the beehive ovens of the charcoal burner were a frequent sight.

181 BPCM

182 Randall Family Papers in the possession of the Hamlin Town Historian.

183 The rate bill system wasn't inaugurated until late in the decade, however. F. E. Almquist, The Deacon Levi Ward Family: Entrepreneurs and Settlers of the Genesee Country, MS in the possession of the Bergen Town Historian.

184 Ontario Repository, December 18, 1810. Colt was also authorized to receive beef, pork, pot and pearl ashes, rye, butter and cheese.

185 Robert Silsby, The Holland Land Company in Western New York (Buffalo: Buffalo Historical Society, 1961) p. 7.

186 T-HP, p. 563.

This short-term business required limited knowledge, little or no capital, a few weeks time and two or three men in partnership (necessary because the smoldering pile required constant tending or the entire venture would literally go up in flame). Some men travelled twenty to twenty-five miles on foot to the densely wooded north part of the tract to set up their little businesses, which most often yielded only a small amount of cash.¹⁸⁷

Additionally the pioneers, and indirectly the proprietors, had another serious problem. Called variously "Fever and Ague," "Genesee Fever," "Intermittent Fever," or simply "the shakes," it was a type of malaria spread by the mosquitoes bred in the swamps and standing water. Because of the sickly nature of the country, prospective buyers were advised by those who had already settled not to purchase near Black Creek and the large swamp south of it in Township II,^{187a} or in the northern portions of the tract where the surface was covered with a heavy growth of timber and a dense undergrowth that in many areas completely obscured the soil from the sun's rays, making all other vegetation impossible and giving rise to the term "Black North." Like all heavily-timbered regions in a level country having a clay bottom, surface water remained in low spots and protected by the dense foliage and decaying timber became stagnant swamps.^{187a} According to Dr. Abel Baldwin, a Clarkson pioneer:

The whole region between Ridge and Lake...was as forbidding as any that stout hearted Pioneers ever ventured to break into....It was heavy timbered; mostly a wet soil. When the timber was removed and openings made, the heat of summer suns would engender disease. Those who lived along on the immediate shores of the Lake, or on the Ridge, not in the immediate vicinity of ponds or marshes, would generally escape....Sickness would generally commence in August, and continue until winter. It was (not always) fatal; where there could be good nursing the proportions of deaths to the number of cases would be small; but at times Sickness would be so prevailing that good nursing could not be had.¹⁸⁸

"The settlements along Black and Sandy Creek were sickly as late as 1821," noted Prof. McIntosh, but "the mouth of Sandy Creek (in the vicinity of Port Bayard) was notably dangerous. Settlers moved in by water, remained a time, and were taken sick, and had to be brought out to the older settlements on ox sleds."¹⁸⁹ Fever and ague was by no means confined to the Triangle Tract, however. The affliction was common throughout the Genesee Country. Several ^{area} pioneers offered the opinion that "the fever and ague which the people suffered did more to retard settlement and discourage those who came in for some of the early years to the locations here than all other causes combined."¹⁹⁰

- 187 Amasa Walker Diaries, MS in the possession of the Hamlin Town Historian. Walker was a resident of the Bergen-Byron area who, on several occasions, travelled with several companions to his father's land along Sandy Creek, near the dividing line between Townships IV and V, to fell trees and set up his business.
- 187a McIntosh, op. cit., p. 170.
- 188 T-PGP, p. 560.
- 189 McIntosh, op. cit., p. 26.
- 190 Orleans County Pioneer Association Minutes, June 21, 1870.

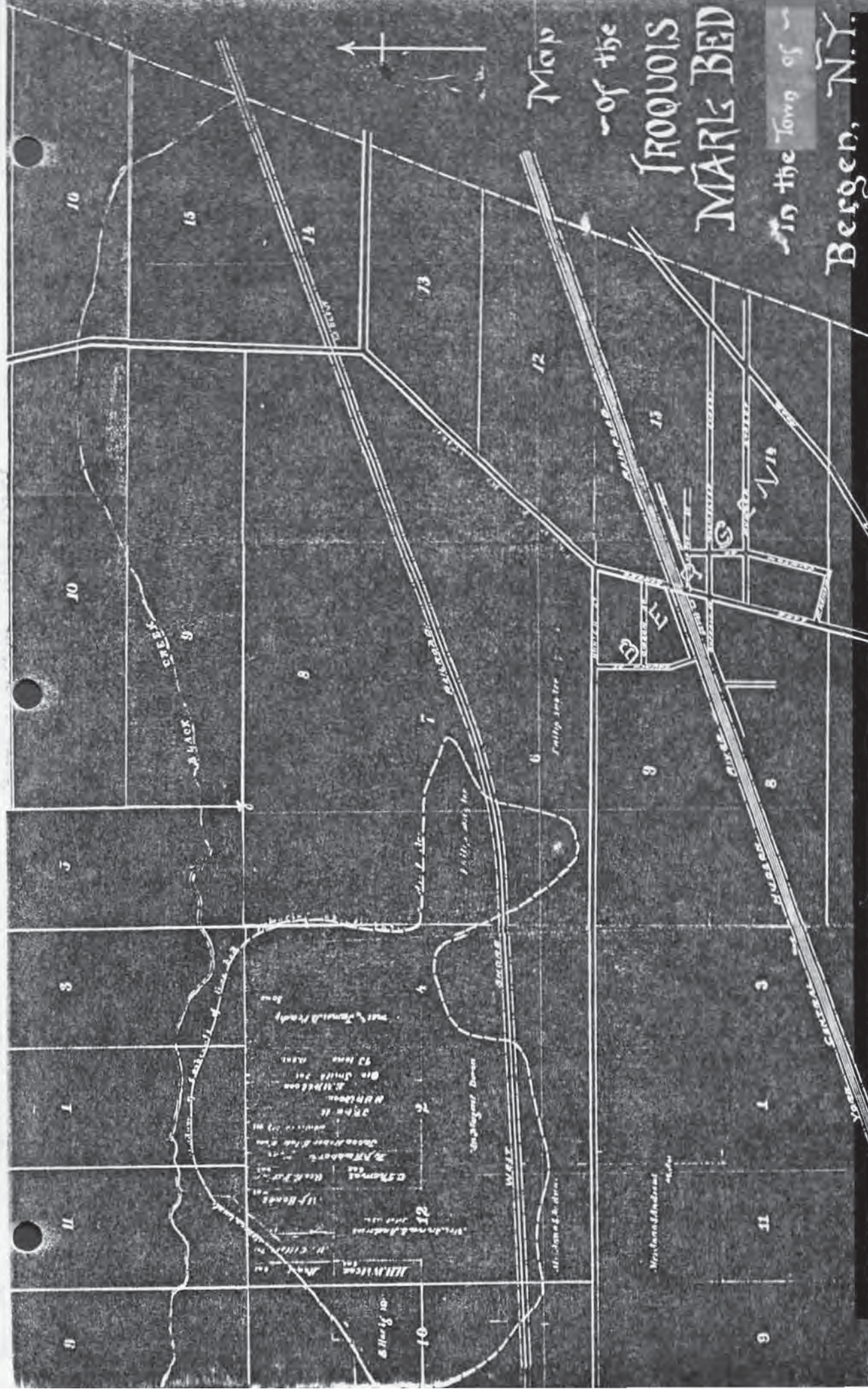


PLATE 13: Map of the Iroquois Marl Beds, Bergen, N.Y.

About two miles west of the present village of Bergen stretches a great swamp, five miles long and one-half to a mile wide. Its foundation is white marl, which has never been marketed. Today what we know as the "Bergen Swamp" is widely known as a paradise for naturalists. It remains a relatively primitive area in the center of a highly developed agricultural region. But during the early period of development of the Triangle Tract it was considered an area to be avoided. Early settlers were advised by those who had already settled in the area "not to purchase land down in the north woods for it will always be sickly there and the region will never be settled." (Turner, p. 553.) Land in the vicinity of the Bergen Swamp and Elack Creek in Township II was a breeding ground for the mosquitoes responsible for the malarial fevers which plagued pioneers until the 1820s. (Recorded in Genesee County Maps. Book 1. p. 43.)

Although settlement was slow before the War of 1812 it virtually ceased during the war. Some who had settled earlier left the area at that time, but those who remained continued to work toward establishing communities and public facilities.

During 1813, among other improvements, the first of many mills was erected along the banks of Sandy Creek in Township V in the present town of Hamlin,¹⁹¹ a log schoolhouse was raised in Township IV in the present town of Clarkson,¹⁹² and the first religious society was organized on the village site in Township I,¹⁹³ then a part of the town of Bellona which had formed the previous year. Because of the sentiment at that time, in 1813 the name of the town was changed from that honoring the Goddess of War to LeRoy,¹⁹⁴ the first of two towns in the tract to be named for one of the proprietors.

The same year saw the creation of the Town of Sweden, which encompassed at that time all of Township III (the present town of Sweden) and the portion adjacent to it on the west in the Connecticut Tract (which after 1818 became a separate town called Clarendon). A special census^{*} taken at that time enumerated 819 people in 141 households. This included 44 people aged 45 and over, 288 adults between the ages of 18 and 45 years, and 486 (more than half the population) under the age of 18 years.¹⁹⁵ Yet so few were landowners that there weren't enough men to fill the slate of town offices. At that time in order to hold office a person was required by law to own property valued at 100 pounds or more. As only five men qualified it was not uncommon for men to get a portion of their lot deeded to them so they would be able to participate in the town government.¹⁹⁶

With the close of the war in 1815 came the beginning of the period of greatest settlement throughout the area. Many new roads opened, providing a convenience for the residents and enabling the agents to make several sales of the land adjoining them at prices more than fifty cents per acre greater than the same lands could have been sold without the road.¹⁹⁷

191 McIntosh, op. cit., p. 170.

192 ibid, p. 168.

193 Beers, op. cit., p. 475.

194 ibid, p. 475.

195 McIntosh, op. cit., p 254.

196 ibid, p. 155. For example, men who had purchased a full lot who had completed payments of 50% of the principal plus current interest would obtain a deed for the east half of their lot and take out a new land contract on the remaining west half of the lot.

197 HLCP, p. 194.

* See published chart which follows

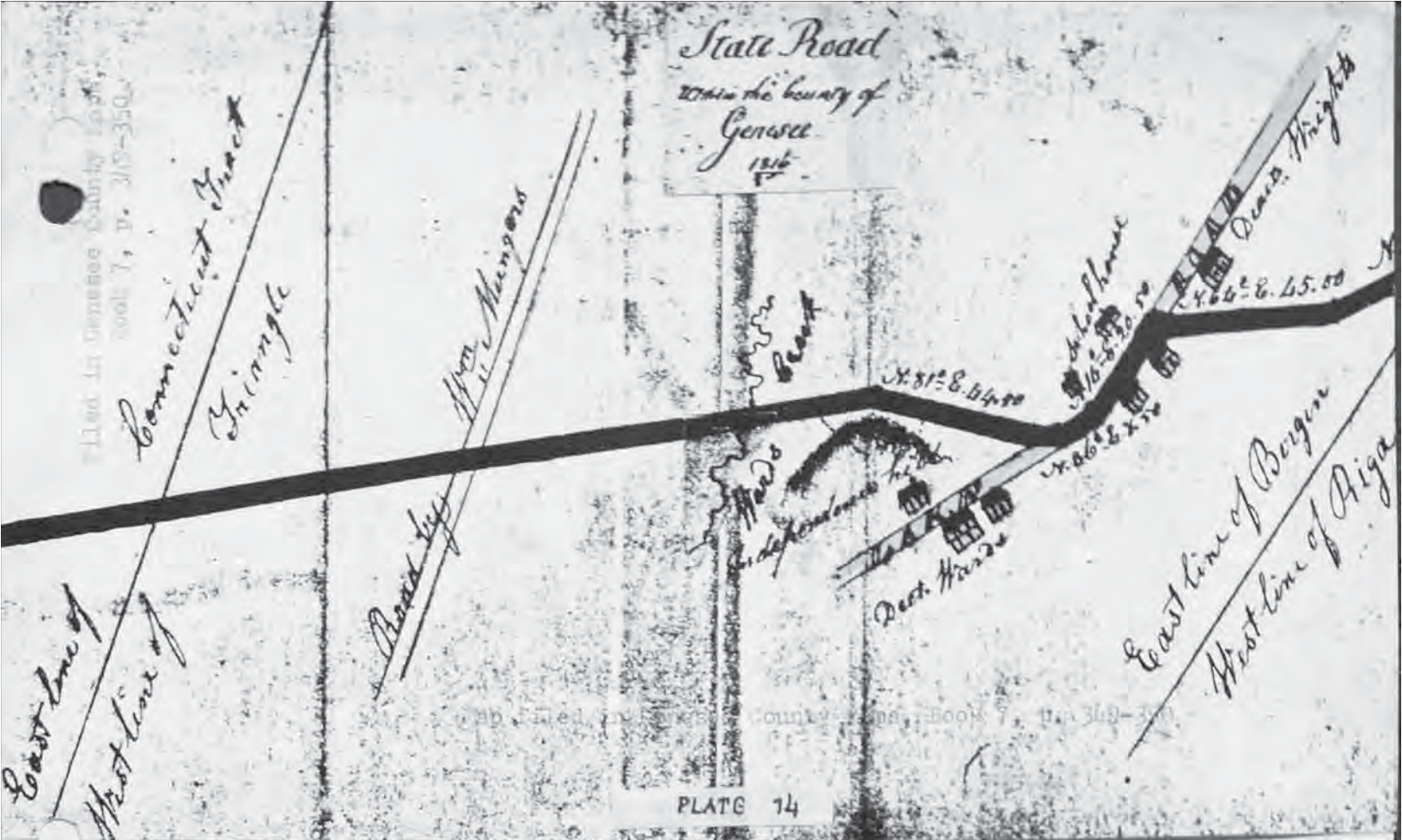
1814

Return of Electors (and other Inhabitants) in the County of Genesee

TOWNS.

	Electors possessed of freeholds of the value of 100 pounds	Electors possessed of freeholds of the value of 20 and under 100 pounds	Electors not possessed of freeholds, but who rent tenements of the yearly value of 40 shillings	Free white males under age of 18	Free white males of the age of 18 and under 45 years	Free white males of the age of 45 years and upwards	Free white females under 18 years of age	Free white females of the age of 18 and under 45 years	Free white females of the age of 45 years upwards	All other free persons	Slaves.	Total
Alexander,	30	3	103	286	162	49	289	154	35			975
Attica,	50	3	204	429	211	72	355	206	58	9	1	1373
Batavia,	83	4	305	669	486	107	633	405	71	9		2381
Bethany,	45	2	174	330	236	49	314	206	59			1194
Bergen,	19		174	322	220	53	326	167	46	3		1157
Caledonia,	21	14	223	681	353	132	592	338	83	46		2228
Gates,	39		90	209	119	38	142	97	31		2	638
Hebe,	10		68	180	112	24	154	91	22			586
Le Roy,	68	2	319	739	480	108	626	412	92			2457
Leicester,	23	9	152	325	191	58	322	173	32	41		1142
Middlebury,	41		102	290	158	40	241	151	33	1		914
Murray,	5		150	242	173	31	218	138	37	1		813
Parma,	47	4	109	328	182	37	291	163	38		2	1041
Pembroke,	17		226	372	250	60	313	207	56		1	1268
Perry,	6	1	112	191	127	29	201	119	18	1		690
Ridgeway,	5	1	124	187	159	26	165	117	15	12		681
Riga,	63	3	204	523	290	73	503	287	48	12		1736
Sheldon,	64	1	110	283	172	37	255	193	22			962
Sweden,	5		140	261	153	28	220	136	22			820
Warsaw	41	2	111	262	171	6	273	150	24			886
	745	43	3197	7115	4135	1069	6133	3933	815	135	10	23973

Total Electors, 3985.



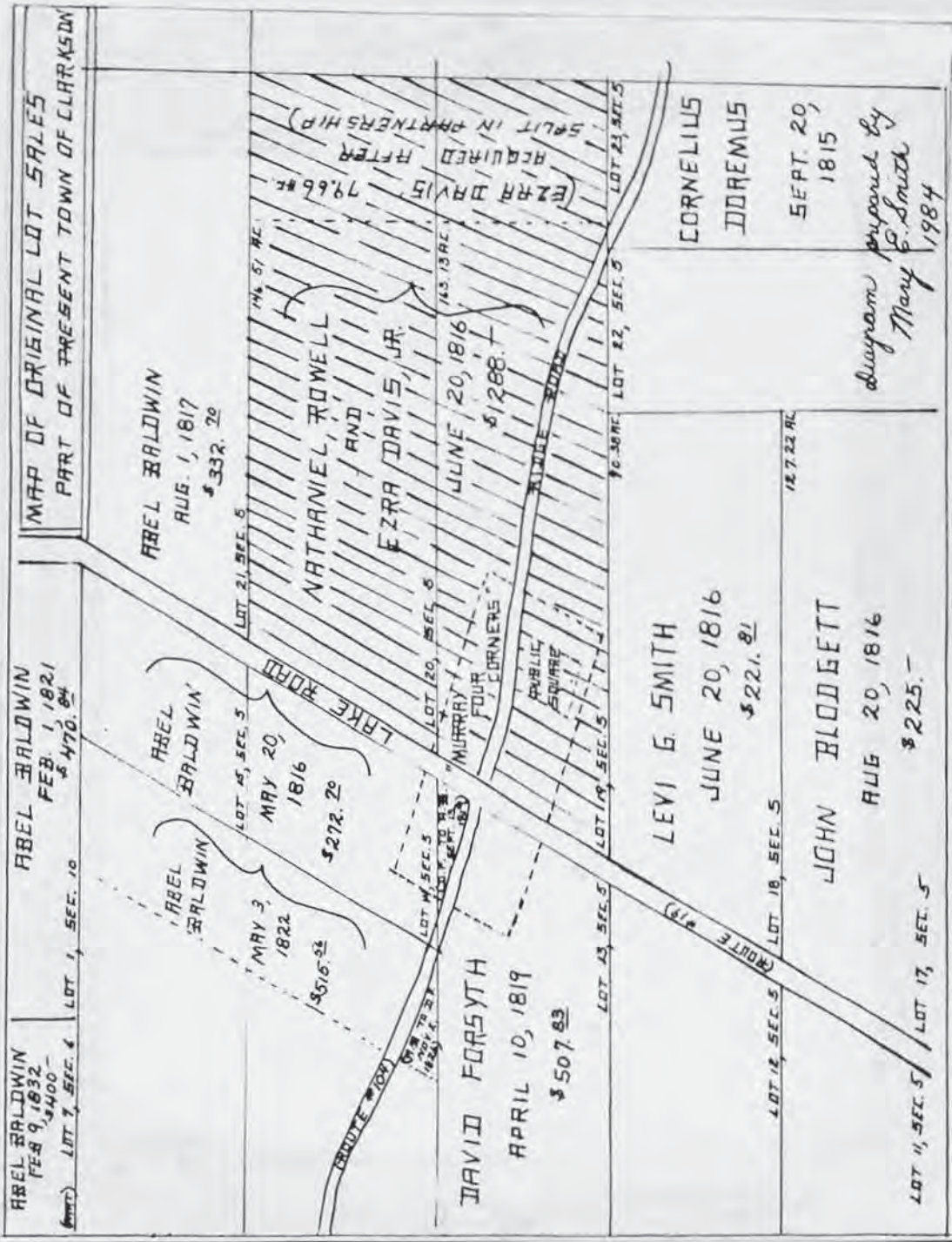
In addition to local roads several state roads were created or improved. One of these, the present Route #33, from Rochester southwest to the Niagara County line, passed through the Ward-Wright settlement in the southern portion of Township II. Authorized by the State Legislature in 1815, the road was surveyed the following year.¹⁹⁸

By 1815 the state had also improved Ridge Road by bridging the streams west of the Genesee River,¹⁹⁹ stimulating a new wave of settlement and precipitating the development of many business centers at the junctions of major thoroughfares along its path.^{199a} Among these was the growing hamlet of "Murray Four Corners" at the intersection of Ridge and Lake Roads in Township IV, which was developed primarily by four independent businessmen: Doctors Abel Baldwin and Nathaniel Rowell, Ezra Davis, Jr., and David Forsyth. These four men may properly be considered the founders of what was termed "Clarkson Village" during most of the 19th century.

¹⁹⁸ Genesee County Maps, Book 7, p. 349-350.

¹⁹⁹ T-PGP, p. 562, 563.

^{199a} Dr. Abel Baldwin would later remark (Turner, p. 560) that "the Ridge Road may almost be said to have settled in its whole extent west of the Genesee River in 1816. Previous to that there was but few settlers upon it, especially in Monroe and Orleans (Counties)." The settlement at Murray Four Corners, where Baldwin settled, exemplifies that concept.



The two original lots which included the prime intersection had obviously been contracted for prior to the improvement of the road by Rowell and Davis, who were jointly purchasing the two large lots east of Lake Road including the two east corners,²⁰⁰ and Forsyth, whose lot included the two west corners.²⁰¹ Rowell and Davis had begun the subdivision of their premium lots east of Lake Road prior to their receipt of a deed- not by systematically laying out village lots, but by agreeing to sell quantities of land determined by the wishes of the buyers. Most of these parcels bordered Ridge Road. On June 20, 1816 Rowell and Davis were deeded Lots #19 and #20 - a total of 309.64 acres, for which they paid the proprietors \$1288.90²⁰² (an average price of \$4.16 an acre). Two days later, by prior agreements, they granted deeds to nine businessmen for parcels which varied in size from one-half acre to sixty-one acres.²⁰³ Their sales transactions that day totaled \$3000, yielding for Rowell and Davis an immediate profit of \$1711 on their investment. Two days after their initial sales the two entrepreneurs dissolved their partnership by dividing the remaining acreage. Davis took title to the eastern quarter of the two lots which included his residence--a parcel of 79.66 acres²⁰⁴ located about midway between Lake Road and the East Lake Road. Rowell retained ownership of the most valuable portion--70.85 acres of the remaining land on the western part of their purchase just east of Lake Road, which included his residence²⁰⁵ and which he would further subdivide.

Dr. Abel Baldwin, who like his teacher Dr. Rowell settled near the corners in 1811, received a deed for a sixty acre strip of land adjoining the west side of Lake Road north of the northwest corner from the Triangle proprietors on May 20, 1816, one month prior to the official Rowell-Davis transaction.²⁰⁶ Baldwin also negotiated the purchase of the northwest corner from Forsyth. Forsyth, however, did not receive a deed to the land which he occupied until 1819.²⁰⁷

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200 Genesee County Deeds, Liber , p. .

201 Triangle Tract Indentures, Book A.

202 Genesee County Deeds, Liber 9, p. 159, 160.

203 These sales recorded in Genesee County included 3 parcels totaling 61.56 acres sold to Gustavus Clark, a storekeeper who settled on the land in 1815, (L. 9, p. 144), 33 acres sold to James Ladd (L. 9, p. 281), 35 acres purchased by Isaac Cary (L. 9, p. 298), 10 acres sold to William Lamport (L. 14, p. 303), 13.23 acres to Joel Palmer (L. 9, p. 146), 3.61 acres to Lewis Swift (L. 9, p. 182), 2 acres to Ariel Webb, of Parma (L. 9, p. 194), one-half acre to William Marks (L. 11, p. 467), and Agrippa Furman's 2.23 acres on the northeast corner (L. 14, p. 228).

204 Genesee County Deeds, L. 9, p. 290.

205 *ibid.*

206 T-RGP, p. 558, 559; Genesee County Deeds, Liber , p. .

207 Triangle Tract Indentures, Book A.

The manner of development of the Baldwin and Forsyth corners differed from that of Rowell and Davis. Each of the investors on the west side of Lake Road retained ownership of the land on which several buildings were constructed, renting either the land or the buildings to local businessmen.²⁰⁸

Thus it can be seen that the community of "Murray Four Corners" developed primarily during 1815-1816, largely on land deeded to several investors during the week of June 20, 1816. By the close of 1816 what we now know as Clarkson Corners had acquired several taverns, two inns, an ashery, several general stores, a post office, a brickyard, four doctors, two blacksmiths, a tanner and cobbler, a hatter, and several other tradesmen. West of the corner was a small schoolhouse. East of the corner was a Public Square, or "Commons," which would become the site of a Congregational Church and the Clarkson Academy. Several pioneers of that small community had united to form "The First Presbyterian Congregational Society of the Town of Murrey (sic)" on April 1, 1816,²⁰⁹ preceeding by five months the formation of the First Congregational Society of the Town of Sweden.²¹⁰ A recently established stage and mail route served this segment of civilization in the midst of a wilderness, which was rapidly becoming the "busiest place between the two rivers."^{210a} As it was the mid-way point between Canandaigua and Lewiston it was the stopping place of many travelers.

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208 For example, the brick tavern which Hiel Brockway constructed during the spring of 1817 on Forsyth's southwest corner replaced an earlier blacksmith shop built and operated by Isaac B. Williams, which Williams moved to the north side of Ridge Road. Baldwin built a frame structure next to his tavern/residence (constructed on land contracted to Forsyth) and rented it first to Witter and Field as a store. He subsequently rented the store to Frederick Bellinger, who would later move the old two-story frame building east of the corner and replace it with a substantial brick structure, now identified by a historical marker as "the Selden House." The original Baldwin-Bellinger store, since doubled in size, still stands on the north side of Ridge Road in Clarkson. It is often erroneously referred to as "Clarkson's Second Schoolhouse," although it did serve the purpose of a school for a time during the 19th century.

209 Clarkson Congregational Church Minutes, April 1, 1816.

210 Smith and Husted, op. cit., p. 6. The society on March 1, 1821, for \$1, was deeded Lot 8, Section 5, Township III as a glebe lot by the proprietors. Subsequently, according to the proprietors' book of indentures (Book A, p. 110) "a quit claim deed was signed by the different parties on May 27, 1839, conditioned that on the lot being sold the amount received was to be put on interest and security by bonds, mortgages and other receipts paid towards the salary of the clergyman."

210a T-PGP, p. 558.

The growing town of Murray was divided into two towns by an act of the legislature passed April 2, 1819 but not effective until the following year.^{210a} In 1820 that portion of Murray within the Triangle became a separate town named Clarkson, honoring Matthew Clarkson, the second town to be named for one of the four original proprietors of the tract from which it is carved.^{*210b} At the time of their creation both towns extended to the shores of Lake Ontario. Murray included the present towns of Murray and Kendall. Clarkson included all of Townships IV and V, the present towns of Clarkson and Hamlin, totaling 47,161 acres—more than half of the total acreage of the Triangle Tract.

210a New York State Session Laws, 1819, Chapter 93, p. 104. The effective date specified in the legislative act was "from and after the day preceeding the first Tuesday in April next."

* 210b When discussing the formation of the town of Clarkson in his "History of Monroe County," published in 1877, Prof. William McIntosh (p. 167) stated that the town was "named in honor of General Clarkson, a large landholder, who donated 100 acres to the town." Historians and researchers since that time have been attempting to identify the hundred-acre parcel which Clarkson was said to have given. What no one seems to realize is the fact that Matthew Clarkson would not have given 100 acres to the town for the simple reason that Clarkson was never sole owner of any parcel. As we have seen, from 1793 until 1804 (when, after the death of his wife, he divested himself of his holdings) Matthew Clarkson owned one-quarter share of every undeveloped lot on the Triangle, which at that time was part of the mammoth town of Northampton. By the time the town of Clarkson formed in 1819 Clarkson had not been a land owner for 15 years. After 1804 his children owned his original quarter-share, which was held for them by trustees. Since Clarkson did not make additional purchases of land on the Triangle, he would not have owned 100 acres.

McIntosh's statement appears to be an error arising from a misunderstanding. The confusion probably stems from the fact that on June 1, 1823 the proprietors jointly donated a glebe lot in the geographical center of the newly formed town to the Congregational Society. This parcel of 119.19 acres was located north of Ridge Road, three to four miles distant from the site on Ridge Road where the Society, in 1825, began construction of their church. (Gen. Co. Maps, Book 5, p. 219.) To relieve the society of an embarrassing indebtedness on April 2, 1832 its members voted to "exchange the lot of land belonging to the society for some village property" and "an unfinished brick building," to be completed and utilized as a parsonage. (Clarkson Congregational Church Minutes, April-July, 1832. The sale of the glebe lot to Simeon B. Jewett on June 5, 1832 is recorded in Mo. Co. Deeds, L. 25, p. 123.) At the time the glebe was sold the church parsonage on Ridge Road in the west part of the village, adjacent to Phillip Boss, was disposed of for the same reason. (Brockport Republic, Jan. 21, 1890.)

Further speculation concerning the supposed gift surrounds the area in the immediate vicinity of the present Congregational Church on Ridge Road, including the land on which the Clarkson Academy was later built, which was a Public Square, or Commons. That small, three-acre parcel was the gift of Gustavus Clark, an early merchant who settled just east of "Murray Four Corners" before the formation of the town of Clarkson, who had purchased the land from Rowell and Davis. (Gen. Co. Deeds, L. 9, p. 144.) On Nov. 23, 1824, Gustavus and Orrel Clark, for \$5, deeded the three-acre parcel to the First Congregational Society of the Town of Clarkson "for the purpose of erecting a meeting house, school house and such other buildings" as the church by law was permitted to erect. (Mo. Co. Deeds, L. 10, p. 63.) The fact that the proprietors, individually or collectively, did not donate the land for the Public Square is further substantiated by their deed to Rowell and Davis for all of Lot #19. The only exception in that deed is the usual clause reserving 3/4 of the mineral rights. (Gen. Co. Deeds, L. 9, p. 159.)

On April 20, 1820 the town of Clarkson held its first town meeting and elected its first town officers.²¹² During the same month the town of Bergen was divided by the New York State Legislature effective on the first Monday in April, 1821. The dividing line between the two towns, Byron and Bergen, was specified as a north-south line running one mile west of and parallel to the west line of the Triangle Tract.^{212a} When the census taker visited the tract in 1820 he counted 2438 residents in the undivided town of Bergen, 2761 settlers in the town of Sweden, but only 1612 people in the town of Clarkson (including the present town of Hamlin). The population of LeRoy, which included parts of the Craigie and Mill Seat tracts, as well as the Triangle, was 2611.²¹³

At that time the division of Genesee and Ontario Counties (first proposed when Nathaniel Rochester and others presented their petition to the New York State Legislature in 1817 to incorporate the Village of Rochesterville) was strongly urged. After a four year struggle, on February 23, 1821, Monroe County was formed from the northwestern portion of Ontario County and the northeast section of Genesee County (Townships III, IV and V of the Triangle).^{213a} The division of the towns and counties, which paralleled the increase in population, reflected the growing settlement of the Genesee Country and the anticipation of the coming of the Erie Canal. It was the modification of the terms of sale by the proprietors during the previous decade which provided the initial boost in Triangle Tract sales and settlement, however.

The increase in population was accompanied by an increase in demands for goods and services. Grist mills and saw mills, the most basic and necessary forms of industrial activity on the frontier, were established by some of the first settlers. The number of saw mills on the Triangle had increased from one in 1810 to sixteen in 1820; the number of grist mills from one to eleven. By 1820, on the northern half of the tract in the town of Clarkson, there were 5 saw mills^{213b} and an equal number of grist mills, indicating the growing productivity of local agriculture. The grist mills were not intended to produce flour for export, however. They were custom mills which ground wheat, brought to the mill by the settler, in exchange for a portion of the flour.^{213c}

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212 Clarkson Town Minutes, April 20, 1820.

212a Session Laws of New York State, April 4, 1820.

213 United States Census for Genesee County, N.Y., 1820.

213a Preface to Tomorrow, (Rochester: Monroe County Sesquicentennial Committee, 1971) n.p.

213b Horatio Spafford, Gazetteer of New York State, 1824, p.

213c Spafford, op. cit., p. 168; United States Census for Genesee County, 1810, 1820; Roberta B. Miller, City and Hinterland: A Case Study of Urban Growth and Regional Development (Syracuse: Syracuse University Press, 1971) p. 23, 25.

Although the climate of the region was conducive to the growing of wheat and other small grains and the virgin soil was as fertile as any in the world, there was little market for the crop before the coming of the Erie Canal. Enterprising businessmen therefore constructed distilleries to create a market for the grain. Whiskey was in common use throughout the region. It was then regarded as a necessity and used as freely as water by the settlers. At one time, while there were but two grist mills in the northern half of the tract, there were three distilleries in the vicinity of Ridge Road and the East Road to the Lake (the present Sweden Walker Road), plus two more just east of the eastern boundary of the tract and a third along the western border in the Clarks' Settlement. The records of the Seymour Store at Murray Four Corners illustrate wide use of spirits by the early settlers. In addition to documenting the large quantities purchased by virtually every customer, it lists more than fifteen individuals (including one minister) who brought in whiskey to trade for merchandise. Several grain accounts list rye, corn and, to a lesser extent, wheat which was taken in trade at the store and subsequently purchased by local distillers or taken in trade for whiskey.^{213d}

Robert Clark, who built a distillery near the western boundary of the Triangle in the vicinity of the present hamlet of Morton, explained:

As grain brought but a small price, I concluded that was a pretty hard way to get a living and built a distillery near my farm (in the 1820s). At this time settlers had come in in numbers. Grain was raised in plenty with no cash market for it. Money was scarce and the little we had was what we received for ashes....I built my distillery because grain was plenty and cheap. I could distill it, take it to market at Rochester and sell it for cash, at a good profit to me and to the settler, who sold me his grain, which he could not take to another market and make as much from it, and he could raise grain easier than he could make and market black salts.^{213e}

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213d McIntosh, op. cit., p. 168; Seymour Store Ledgers. Among Clarkson distilleries was one located about one-half mile southwest of the present Garland built by Benjamin Chase about 1819-1821. Cobb & Drake operated two distilleries about the same time—one located one mile west of Garland on the north side of the Ridge; the other east of Garland in the vicinity of the "Houston Tavern." Seymour's ledgers show large amounts of whiskey traded for grain by Chase & Cobb in 1821-1822 and by Benjamin Chase alone in 1823. Similar transactions were recorded for Allen & Burt in 1822-1823 and Appollos P. Augur in 1821-1822.

213d Arad Thomas, Pioneer History of Orleans County, New York (Albion: H. A. Bruner, 1871) p. 282-283.

END OF THE PIONEER PERIOD

1821-1840.

The third decade of the nineteenth century saw many changes in the hierarchy of the Triangle accompanied by significant variations in viewpoints relating to the management of the Tract.

The first change in the proprietors had occurred earlier in 1804. As mentioned previously, LeRoy, Bayard and Clarkson each married a daughter of Samuel Cornell. As much of the capital invested in the tract represented a portion of Cornell's daughters' legacies managed for them by their husbands, in 1804, within a year following the death of his wife, Matthew Clarkson divested himself of his quarter-share of the tract, placing it in the hands of four trustees for the benefit of the Clarkson children,²¹⁴ the grandchildren of Samuel Cornell. The trustees named by Clarkson were his brothers-in-law, Herman LeRoy and William Bayard, and his brothers, Levinus and Thomas Streatfield Clarkson.^{214a} Therefore, from 1804 to 1817 the Triangle Tract was managed by five absentee landlords: LeRoy, Bayard, McEvers, T. S. Clarkson and Levinus Clarkson.

Additional changes in the management of the Triangle followed the death of McEvers in 1817. McEvers' wife had predeceased him. They had one daughter, Elizabeth, who was fifteen years old when her father died.^{214b} To provide for his daughter and any heirs she might have McEvers named four executors and trustees of his estate: his brother-in-law, John Hunter, who did not serve; his brother, Charles McEvers; and his friends, Henry Palmer and Thomas Ludlow Ogden.²¹⁵

For the following four years seven men would be involved in the management of the tract.

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214 Genesee County Deeds, Liber 1, p. 90. The deed states since he "is or may be entitled in Right of his Marriage with Sarah Cornell, lately deceased, the mother of his said children and one of the daughters of Samuel Cornell, late of North Carolina, deceased, to part of the said personal estate of the said Samuel Cornell and which has not been received" (although he died in 1781) by Matthew Clarkson, and as he was "also desirous of settling upon his children such part of the personal estate of said Samuel Cornell, to which he is or may hereafter be entitled..."

214a Craine, op. cit., p. 21.

214b Van Rensselaer, op. cit., p. 143.

215 Genesee County Deeds, Liber 17, p. 222; VanRensselaer, op. cit., p. 143. Thomas Ludlow Ogden and his brother, David A. Ogden, were law partners of Alexander Hamilton before Hamilton's death in 1804. The anecdote is related in the Ogden Genealogy that while a portion of the Continental Army was quartered at or near Morristown, Washington passed much of his time at the house of his friend, "Squire" Abraham Ogden, father of Thomas Ludlow Ogden. While there Washington took a particular interest in his host's son and would often make his rounds with the boy mounted before him on his saddle. On one of these occasions, "the General, seeing a pair of foils, playfully challenged his young companion to a fencing duel. After a few thrusts, the button flew off the boy's foil, the unprotected point of which penetrated the General's hand, inflicting a slight flesh wound and drawing the only blood shed by him during the war."

On June 5, 1821 McEvers' trustees petitioned the court for a partition of the lands, debts and securities of the tract, reasoning that smaller parcels over which each of the parties had complete control could be managed more effectively. (Not coincidentally, during the same period of time, the lands in Potsdam and elsewhere in St. Lawrence County in which the four original proprietors were partners were also divided.)²¹⁷ Shortly after the requested partition Egbert Benson, Jr., agent and attorney for the sale and settlement of the lands, devised a plan dividing the tract into four equal portions determined by ballot, which was approved July 17, 1821 by the Court of Chancery. A significant exception in the division were several lots at the mouth of Sandy Creek, termed by the proprietors "Port Bayard," which remained jointly owned.²¹⁸ The resulting division was illustrated on a map, drawn earlier by Stoddard, color-coded to indicate ownership.²¹⁹

After partition of the tract Herman LeRoy's quarter-share included much of the village which bears his name including the land office and partnership in the mill lot.²²⁰ Platt's original half of the mill lot, which had been purchased by Graham Newell, the tract's second land agent, was acquired by the proprietors at a Sheriff's Sale in 1819.²²¹ The other half, following the death of former agent Stoddard in 1810, was held in trusteeship for Stoddard's two children. When the land was partitioned LeRoy and Stoddard's heirs became partners in the mill lot. This included the saw and grist mills, mill pond, dwelling house and all other buildings on the property.²²² Additionally, on March 21, 1822 Herman LeRoy added to his village holdings by purchasing Stoddard's share of the mill and mill lot and the remaining unsold village lots, including a one-acre tannery lot, from Stoddard's heirs,²²³ giving Herman LeRoy virtually complete control of the industrial enterprises of the village. Since he then owned the land on each side of Allen's Creek, he could also exercise control over its waters. In future deeds for portions of those lands Herman LeRoy would reserve "for himself, his heirs and assigns ... the right and privilege of the entire control of the water of Allen Creek and also the right and privilege of making a canal (mill race) across or through said land for the purpose of carrying the water of said creek and at any time hereafter to go on said land for the purpose of making or repairing said canal. " He would

216 Genesee County Deeds, Liber 15, p. 495.

217 Samuel Durant, History of St. Lawrence County, (Phila.: L. H. Everts & Co., 1878)

218 Genesee County Deeds, Liber 15, p. 495.

219 Genesee County Maps, Book 5, p. 219. The map is also filed in the Monroe County Court House. An additional early copy is preserved at LeRoy House.

220 Genesee County Deeds, Liber 15, p. 495.

221 Genesee County Deeds, Liber 15, p. 159.

222 Genesee County Deeds, Liber 15, p. 495. After Herman LeRoy became proprietor of the mill he imported Alfred Morehouse from New Rochelle to run the mill and Morehouse's brother-in-law, Daniel Anderson, a cooper, to oversee the manufacture of the necessary shipping barrels.

223 Genesee County Deeds, Liber 16, p. 271. The purchase price of \$18,000 for the Stoddard lots partially reflects the increased value of village property over the twenty-year period.

also eliminate potential competition and further insure his exclusive right to operate grist mills along the creek in the village by a deed restriction on possible mill sites which would provide that the buyer "shall at no time hereafter erect...or permit to be erected any mill or mills for the purpose of grinding any description of grain or any machinery for carding or manufacturing wool for county use."^{223a}

The partitioning of the tract paved the way for further action the following year. Represented by their attorney, John Jay, McEvers' trustees successfully petitioned the court for a change in trustees, explaining that those then serving "were not able to devote so much of their time and attention to the management of the estate." After approval of the Court of Chancery, on December 11, 1822, Robert Bayard, second son of William Bayard, was named sole trustee of McEvers' estate.²²⁴ As stated previously, in 1820, the year preceeding the division, he had married Elizabeth, only child of James McEvers. By 1822 they were the parents of two children. The first, a son named William Bayard after Robert's father, was born in Paris on February 10, 1821, four months before the requested partition. The second, a daughter, named Ruth Hunter Bayard after Elizabeth's mother, was born June 22, 1822.²²⁵ Under the terms of McEvers' will, one half of the annual income from his estate was to be paid to his daughter yearly and the other half allowed to accumulate until Elizabeth's death. She was given the right to dispose of one-third of the residual estate. Of the remaining two-thirds, one half was bequeathed to her oldest son; the remaining half was to be divided among any other children she might have.²²⁶ Whether by a natural progression of events or by intent, Robert Bayard, one by one, had fulfilled all of the contingencies of McEvers' will.

Further partition would occur on September 6, 1824 when the trustees for Matthew Clarkson's quarter-share would turn over their rightful one-sixth share to each of the six Clarkson children who, by that time, were of legal age or married.²²⁷

Throughout the changes in proprietorship, the owners employed a common agent for all tract sales. While the legalities of ownership were being discussed and put into effect it was "business as usual" on the Triangle.

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223a Triangle Tract Indentures, Book D, p. 6, 18, 106.

224 Genesee County Deeds, Liber 15, p. 495; Van Rensselaer, op. cit., p. 143.

225 Genesee County Deeds, Liber 17, p. 222.

226 Genesee County Deeds, Liber 15, p. 495.

227 Genesee County Deeds, Liber 17, p. 510-522.

PROPRIETORS OF THE TRIANGLE TRACT 1791-1831

December 16,
1786
(by treaty)

COMMONWEALTH OF MASSACHUSETTS

1791

Robert Morris

January 11,
1793

Herman Le Roy	William Bayard	James McEvers (silent partner)	Matthew Clarkson (silent partner)
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February 13,
1801

Herman Le Roy	William Bayard	James McEvers	Matthew Clarkson
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February 16,
1804

Herman Le Roy	William Bayard	James McEvers	{ Herman Le Roy William Bayard Thomas S. Clarkson Levinus Clarkson Trustees for Clarkson children
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June 17,
1817

Herman Le Roy	William Bayard	{ Charles McEvers Thomas Ludlow Ogden Henry Palmer Trustees for McEvers' Estate	{ Herman Le Roy William Bayard Thomas Streatfield Clarkson Levinus Clarkson Trustees for Clarkson children
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July 19,
1821

Herman Le Roy	William Bayard	{ Charles McEvers Thomas Ludlow Ogden Henry Palmer Trustees for McEvers' Estate	{ Herman Le Roy William Bayard Thomas Streatfield Clarkson Levinus Clarkson Trustees for Clarkson children
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December 11,
1822

Herman Le Roy	William Bayard	Robert Bayard, sole trustee of McEvers' Estate	{ Herman Le Roy William Bayard Thomas Streatfield Clarkson Levinus Clarkson Trustees for Clarkson children
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September 6,
1824

Herman Le Roy	William Bayard	Robert Bayard, trustee for McEvers' Estate	(Clarkson's Children:) Matthew Clarkson, Jr. David Clarkson William Bayard Clarkson Catherine & Jno. Goodhue Susan & James DeFevater Sarah & William Richmond
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1826

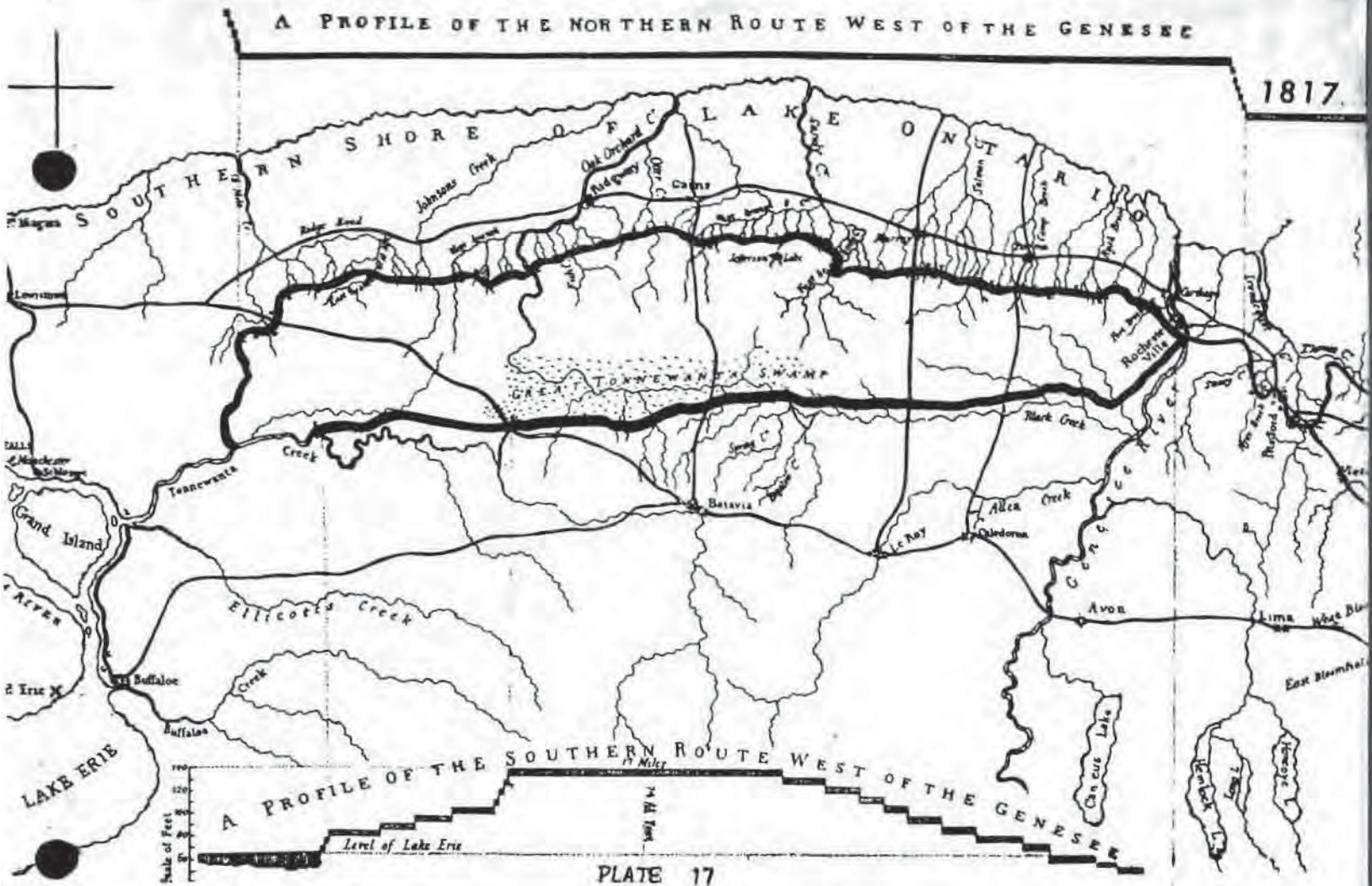
Herman Le Roy	{ William Bayard, Jr. and Robert Bayard Trustees for William Bayard's Estate	Robert Bayard, trustee for McEvers' Estate	L. Matthew Clarkson, Jr. David Clarkson William Bayard Clarkson Catherine & Jno. Goodhue Susan & James DeFevater Sarah & William Richmond
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January 5,
1829

Herman Le Roy	Robert Bayard by purchase from father's heirs	as trustee for McEvers' Estate	Matthew Clarkson, Jr. David Clarkson William Bayard Clarkson Catherine & Jno. Goodhue Susan & James DeFevater Sarah & William Richmond
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Prepared by Mary L. Smith, 1983

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This New York State Engineers' Map shows the two proposed routes of the Erie Canal and the number and locations of required locks for each route. So little was known about Western New York at that time that the Mouth of Sandy Creek is indicated about ten miles west of Lake Road.

The original map is located in the Manuscripts and Rare Books Division, New York State Library, Albany, New York.

Canal thoughts then permeated the west, bringing speculators and additional settlers to the region. Two routes had been considered through Western New York west of the Genesee River. The first route chosen by four of the five ^{in 1816} canal commissioners soon after their appointment in 1816 ran north of the "mountain ridge" (i. e. the Niagara Escarpment). An alternate route, proposed by Agent Ellicott, the fifth commissioner, would pass south of the mountain ridge through unsold and undeveloped lands of the Holland Land Co., yielding for the company an additional estimated one million to one-and-one-half million dollars in increased revenue.²²⁹ The ^{level} northern route, running parallel to and south of Ridge Road, although longer, required no locks between the present Rochester and Lockport. Its desirability was further enhanced by a complex natural drainage system running from it north to Lake Ontario. The southern route, although shorter, more direct and less expensive,

²²⁹ HLCP, Vol. II, p. 190-191.

required construction of more than twenty locks because of variations in the level of the land. Regardless of the path chosen, the Erie Canal would pass through the Triangle. The preferred northern route would pass through the broader northern half of the tract near the line dividing Townships III and IV. The alternate route would bisect the tract in Township II (Bergen) just north of Black Creek, in the narrow portion of the Triangle.²³⁰

As soon as it became known that the northern route had been chosen, four Clarkson businessmen, James Seymour, Joshua Field, Abel Baldwin and Hiel Brockway, purchased land where the canal would intersect Lake Road. The former three, together with Myron Holley, one of the canal commissioners, purchased undeveloped land east of Lake Road. Brockway, who had located in the area in 1816 in anticipation of the coming of the canal and who, a few years hence, would all but insist that the village spawned by the canal would bear his name, purchased a large quantity of land west of Lake Road and a lesser quantity on the east side. Each side of the road was developed independently by the speculators.²³¹

Although not directly involved in the development of the Grand Canal through Triangle Tract lands or the future village which would sprout near its center, the proprietors were early proponents of inland navigation systems throughout the state. High on the list of stockholders of both the Western Inland Lock Navigation Co. (a company later associated with the final Erie project)²³² and the Northern Inland Lock Navigation Co. of northern New York during the late eighteenth century were the names of LeRoy and Bayard. In 1815, after the original Erie Canal plan had laid dormant for several years, William Bayard chaired a mass meeting of influential New Yorkers organized to revitalize the canal scheme. The original plan of an inclined plane was abandoned and that of following the surface undulations adopted.²³³ When the idea became a reality a few years later, LeRoy, Bayard and partners donated 2500 acres for the Grand Canal.²³⁴ It was predictable that the proprietors, their families and associates would show an interest when the Black River Canal was proposed to connect Lake Champlain and the St. Lawrence River. In 1824 when a petition would be presented in the interest of that enterprise there would be the names of Matthew, Thomas S. and Levinus Clarkson, Garret Van Horne, Frederick DePeyster, Nicholas Fish, Charles McEvers and LeRoy and Bayard.²³⁵ United by blood and marriage, they were also jointly associated in the ownership of land in St. Lawrence County.²³⁶

230 Engineers' Map of the proposed routes of the canal, 1817, in Manuscripts and Rare Books Division, New York State Library at Albany.

231 Smith and Husted, We Remember Brockport, p. 10; Charles T. Bush, Hiel Brockway, Founder of Brockport (Brockport: Western Monroe Historical Soc., 1976) p. 14.

232 Lionel Wyld, Low Bridge! Folklore of the Erie Canal (Syracuse: Syracuse University Press, 1962) p. 4.

233 Fox, op. cit., p. 151-152, 154; McIntosh, op. cit., p. 41.

234 Documentary Sketch of New York Canals in Annual Report of the State Engineers, New York Assembly Documents, 1863, Vol. I., p. 99.

235 Fox, op. cit., p. 156-157.

236 Hough, op. cit., p. 244, 429.

Their interest in canals paralleled their interest in land development, for a system of inland waterways would enhance the value of their property not only in the immediate vicinity of the canal but throughout the states of New York and Ohio. Not only would it increase travel, commerce and accessibility to distant markets, it had the additional value of luring and transporting new purchasers to the area. ^{236a}

The year 1823 marked a turning point in the development of the Triangle as well as on the adjacent tracts. In October of that year what would become the incorporated village of Brockport in Township III became the terminus of western navigation on the Erie Canal. ²³⁷ The canal brought with it an era of prosperity hitherto unknown in the area, particularly during the year following 1823 while construction of the lock-free "Long Level" west of Brockport was being completed, when all canal traffic ceased at Brockport. ²³⁸ After its official opening on October 25, 1825 the world's longest canal linked the Triangle with all of the world's major ports, thereby providing a stimulus to area industry and local agriculture. No longer would the rough, often muddy, overland transportation routes interfere with the farmers' ability to market their produce. The canal also enabled farmers to increase their profits by cutting transportation costs. ²⁴⁰ Travel time between Buffalo and New York City was reduced from six weeks to ten days; the cost of transportation was down 80%. Before the canal it cost \$22 to transport apples from Buffalo to ^{the pivotal market center at} Albany; after the canal the price was reduced to \$4. **Overland** ^{tion of} transport ^{240a} flour between Albany and Buffalo took nearly three weeks by wagon and cost \$10 per barrel. In 1823 a barrel of flour could be transported on the canal from Brockport to Albany, a distance of nearly 300 miles, for 87½¢ freight. ^{240b} The market for wheat, too, increased. Prices jumped from 2½ to 5 shillings per bushel cash for wheat, where before farmers had to take their pay in trade. ²⁴¹

- 236a By 1825, according to a guide book published that year, "500 persons a day, all going west" would use the canal to migrate to other areas. (Jeanette Neisuler, "When Schnecktady and the Erie Canal Were Young," New York History, XXXV, No. 2 (Cooperstown, N.Y.: N. Y. Historical Assoc., April, 1954).
- 237 Smith and Husted, op. cit., p. 16. On October 8, at a preliminary celebration in Albany, a large delegation from New York City headed by Bayard and Cadwallader Colden toasted canal commissioners and engineers, state political leaders and "our sister states beyond the Mountains. Though distant, the canal will make us one family." (Lanier, p. 90)
- 238 Lanier, op. cit., p. 190.
- 239 Wyld, op. cit., p. 9, 10. The Grand Erie Canal was 363 miles long.
- 240 Roberta B. Miller, City and Hinterland: A Case Study of Urban Growth and Regional Development (Syracuse: Syracuse University Press, 1972) p. 46, 60.
- 240a Neisuler, op. cit., p. 144-145.
- 240b HLCP, II, p. 340.
- 241 Ten Eyck Sutphen, "Reminiscences," Brockport Republic, March 24, 1892, p. 3.

RODERICK STEWART	HARRON BUSH + ALBERT SALISBURY HAROLD BUSH STEPHEN HAROLD BUSH	ISRAEL + JOHN ALLEN BUSH	JAMES BURROUGHS	JOHN NOWLIN	JOSEPH PIXLEY	ISRAEL RANDALL	SAMUEL RANDALL

PURCHASED FROM WILLIAM BAYARD
AND RECORDED AT SCHENECTADY COUNTY COURT
HOUSE, BATAVIA, N.Y.

SETTLED BY FORMER
NEW ENGLAND & EASTERN
NEW YORK STATE RESIDENTS



This map shows the earliest settlements in what is now the Town of Hamlin, which includes all of Township V and the northern tier of lots in Township IV. These settlements, together with the Irish Settlement (also known as the Moore-Hoy Settlement) in East Clarkson, were the largest clearings in the Northwoods, north of Ridge Road until after the conclusion of the War of 1812.

It is somewhat difficult now to comprehend that at that time less than two miles separated the bustling canal port, one mile south of Ridge Road, from a "howling wilderness"^{241a} north of the Ridge. For the greatest portion of Triangle Tract land to the north was still one dense forest as far as the eye could see, although there were scattered clearings in the forest marking small settlements. The largest of these were the Moore-Hoy Settlement, along the East Road to the Lake (north of the present Garland), Salisbury's Corners (the present Hamlin Center), the Clark Settlement (now Morton), and the "Village of Port Bayard" at the mouth of Sandy Creek (the present North Hamlin).

But the Erie may have dealt a death blow to the infant Port Bayard. The tract in 1823 already had one port which would link it with international waterways. How important and how lucrative would be a second export center, as yet undeveloped, ten miles to its north on Lake Ontario?

In late 1823, the year the canal was finished to Brockport, the proprietors had an offer to purchase the jointly-owned lots at Port Bayard. Although young Robert Bayard wished to retain the land which perpetuated his family name, other proprietors disagreed on the advisability of selling the property. In a communication dated December 1, 1823 to Robert Bayard, Agent Benson enumerated his reasons for recommending that the property be sold:

It appears that Mr. LeRoy and the Messrs. (Thomas S. and Levinus) Clarkson differ with you as to the propriety of selling the Port Bayard property. Mr. LeRoy a few years ago visited that place and is perfectly acquainted with its situation, etc. and but from great caution and certainty wrote in his last time for further information which reply I gave him...I think in reference to him and (I think) you will agree with him on this subject.

The mill seat is a very good one, and the saw mill and dam new on it, of the first kind, But it requires that something further be done or the Settlers will very generally give up their possessions in that part of the tract, which, with the general opinion of the fickleness of the country, owing in a great measure to the want of its being cleared and open to the air from the Lake, will deter others from coming in. And, altho those who are now there are not worth much as permanent Inhabitants, yet there are (some) good Pioneers, which are necessary in all New Countries—

If you or any of the Proprietors would go in (and) make the necessary improvements, of course, it could represent the possibility of a Sale, but I think something of the kind should be done without delay, and it is therefore why I have recommended the accepting of the offer, altho at an apparent sacrifice. ²⁴²

Although the offer was not accepted, Benson's advice was heeded in part. Within three years the proprietors took steps to further develop Port Bayard by arranging with Alanson Thomas to add a grist mill to the saw mill which had earlier been constructed for the proprietors by Kearney Newell along the banks of Sandy Creek.

²⁴² *ibid.*



Alanson Thomas

Alanson Thomas, his father and brother, Peleg, Sr., and Peleg, Jr., were among the first settlers of the town of Sweden, where Alanson's father had built one of the town's first grist mills west of Sweden Center. About 1816-1817, when his friend, Graham Newell was land agent, Alanson Thomas moved to Township IV near the junction of the present Redman Road and Roosevelt Highway where he built a sawmill and grist mill on the banks of Sandy Creek for the proprietors. In 1826 the proprietors again turned to Thomas to expand the milling facilities at Port Bayard by negotiating with him to build and operate a

grist mill there. Upon completion of the mill, on February 14, 1827, for one dollar, they deeded to Thomas 127 acres, one-third of their jointly owned port lots, plus the mill pond located on 21 acres of two adjoining lots, also for one dollar. Thomas subsequently razed Newell's original saw mill and built a larger saw mill near the grist mill. He would later replace his log cabin with a frame house, construct a hotel and tavern on the northeast corner and establish a store, with his son, Ambrose, as storekeeper. He would also purchase, in 1830, the lot adjoining his compensation lot from the estate of Kearney Newell.²⁴³ Thereafter the area became known as Thomas' Mills. Gradually the name of Thomasville would replace the proprietors' name of Port Bayard.^{243a}

Port Bayard during the 1820s and 1830s was a small port with small dock accommodating sailing vessels. There was about a mile of navigable water in the bay and the potential for the best harbor between the Genesee River and Oak Orchard. Yet, at the head of the bay remained two of the three prime lots reserved for speculators to develop for which the proprietors still could not find a buyer.²⁴⁴

243 In 1828. Thomas honored his friend Newell by naming one of his sons Kearney.

243a Triangle Tract Indentures, Book C., Pages 29, 30, 31; Pioneer History of the Town of Clarkson, published in a series of articles in the Brockport Republic February through June, 1890.

244 During the 1830s several buyers initiated proceedings for purchase of the property. On August 10, 1835 Philemon Allen, a Brockport speculator, purchased Lot 8, Section 8, Township V for \$1200, but the deed never went out of the land office. Afterwards it was sold to Fletcher Haight, a prominent Rochester lawyer and investor, but the sale was cancelled. Port Bayard was finally sold to Rev. William Richmond and his wife, Sarah, youngest daughter of Matthew Clarkson, who already owned one-quarter share of the property, and to Richmond's brother-in-law, Frederick S. Church and his wife. Not until 1844, when the Fourierite community, generally known as the "Clarkson Phalanx" (but officially termed the Western New York Industrial Association) formed would the lands of Port Bayard pass out of the Triangle family.

The investment in Triangle Tract lands may not have yielded as great a profit as rapidly as the proprietors had hoped. Collecting the revenue was a significant problem. They had been necessarily lenient in payment of the interest and principal on the land contracts largely because of the shortage of cash in circulation. But many settlers were paying only the interest on their contracts. Many more were making no payments at all, particularly those in the north country. With the canal came additional opportunities for settlers to raise cash, and the proprietors began tightening their credit policies, insisting on some payment, if only on accumulated interest. The change in credit policy was accompanied by a change in the agent. Egbert Benson's contract, which terminated December 31, 1824, was not renewed.²⁴⁶

In one of his last communications as agent, dated January 6, 1825, Benson reported to William Bayard:

The receipts from your Settlers for the year 1824 are far better than for any year previous, and my expectations are that, as the concern is now in good shape and the Settlers understand that some Interest at least must be paid, you will hereafter receive something like on Interest on the amount outstanding, and be repaid for the great indulgence and kindness shown them. I am well persuaded the operation will be a lucrative one if skillfully managed and prudence and judgement used with the Settlers.

I am engaged in making out for you a statement of your concern, which I trust...will enable whoever is to succeed me to go in with the various business of the concern without much difficulty...I go on as usual to receive payments, presuming it is your wish so to do, but I give out no new contracts...²⁴⁷

246 LBP
247 1010.



Jacob LeRoy

1794-1868

Sometime between January 6 and May 1, 1825²⁴⁹ Jacob LeRoy, sixth of twelve children of Herman and Hannah LeRoy, succeeded Benson as resident agent for the tract. Born in New York City, he had been educated at Yale. Like his brother, Herman, Jr., he was sent abroad to India and Portugal to learn the international business trade. In 1820, at the age of 25 years, he was made a partner in LeRoy, Bayard & Co. From that time until 1823, while still a resident of New York City, he served as a Director of the Bank of New York.²⁵⁰

Benefitting indirectly from the gift of \$10,000 from his father when he came of age in 1815, on December 16, 1822,²⁵¹ seven months after his marriage to Charlotte Downs Otis,²⁵² Jacob bought 2958 acres in Livingston County, in the Willink Tract, ²⁵³ adjacent to LeRoy on the east and bordering on the Mill Seat of the Phelps and Gorham Purchase on the north. This included the preemptive right to the Canawaugus Indian Reservation of 1280 acres, plus Lots #92 & #95 in Calédonia, totaling 1678 acres.

249 LBP. This information conflicts with Beers' statement (p. 480) that LeRoy became agent in 1821. After April 13, 1825 all deeds were in Jacob's handwriting, excepting a deed June 28, 1825 in Benson's penmanship. The latter combined with a deed dated December 31, 1824 in Jacob's hand probably indicates an overlapping period of several months while Jacob was familiarizing himself with the affairs of the Triangle.

250 Thatcher, op. cit., p. 46.

251 LBP, Inventory of the estate of Herman LeRoy.

252 Thatcher, op. cit., p. 46.

253 LBP,



PLATE 21

Map of the Town of Caledonia, from Beers' Atlas of Livingston County, 1872.
Jacob LeRoy's purchase of 2958 acres, including the Canawaugus Indian Reservation, is indicated in the southeast quarter of the town.

adjoining it on the north. Jacob's investment was strategically located. Both lot #92 and the Canawaugus Reservation lay on the heavily traveled Niagara Road; both Lot #95 and the reservation were bordered by the west bank of the Genesee River.²⁵⁴ To the east were the sulphur springs in the Avon area from which the reservation derived its name. (Canawaugus in the Indain tongue means "stinking waters.")²⁵⁵ It appears that soon after his purchase Jacob may have moved to Western New York, establishing a farm on the lots adjoining the Seneca Reservation.²⁵⁶

In May, 1825 he finalized his plans for relocating in LeRoy.²⁵⁷ During that year Jacob's "farm" in Caledonia was sold to his brother, Edward. On May 25, his father gave him \$10,000 and loaned him an additional \$2610. Under the terms of agreement made with his father at that time, Jacob would take over the house and lot on which he would live (the former land office) and he would repay his father for his residence with the proceeds from the sale of the Indian Reservation.²⁵⁸



Jacob LeRoy's Residence - now the home of the LeRoy Historical Soc.

PLATE 22

Soon after his arrival in the village, LeRoy established a new land office,²⁵⁹ remodeling and enlarging the former land office for a residence. Jacob LeRoy did everything on a grand scale. The stone residence was more than doubled in size,

254 F. W. Beers, Atlas of Livingston County, New York (F. W. Beers & Co., 1872).

255 Arch Merrill, op. cit., p. 86.

256 LBP.

257 LBP. A series of legal documents prepared through December 16, 1822 all state "Jacob LeRoy, of New York City." Contrary to published information, Jacob LeRoy was not a resident of the Town of LeRoy in or prior to 1822. Beers (p. 480) stated that Jacob came in 1821 as successor to Benson. However, Benson was agent until 1825. (See Benson to Bayard, Jan. 6, 1825, p. 44.)

258 LBP. Herman LeRoy retained ownership of the 2.2 acres of land and residence until June 15, 1838 when it was deeded to Jacob. (Genesee County Deeds.)

259 Beers, op. cit., p. 480.

equipped with a large basement kitchen, domed wine cellar, vaults, servants' entrance, a rear veranda overlooking well-planned gardens, and all of the amenities to which he was accustomed. Protecting his princely domain was a high stone wall, the top of which was abundantly covered with broken glass.²⁶⁰ Here, a few years hence, he would entertain his sister, Caroline, and his brother-in-law, Daniel Webster. Here, also, he would raise nine children.²⁶¹

When LeRoy first arrived in the village he joined an established Episcopal Church which held its services in the local schoolhouse. A building drive conducted in 1824 before his arrival fell short of its goal. But in 1826 Jacob assured construction of "a neat church" by the donation of \$1000 to the subscription fund—more than one-third of the total amount pledged by the parishoners.²⁶² As a further contribution and as a stimulus, Herman LeRoy promised to donate land for the church (in close proximity to Jacob's residence) provided that the building was constructed within one year. Upon completion of the edifice, two weeks prior to its official consecration by Bishop Hobart, on July 21, 1827 Herman LeRoy deeded two lots (village lots #7 and #8) to the vestry and wardens of St. Mark's Episcopal Church.²⁶³ To this the LeRois would add three additional parcels. Lot #9, .74 acre north of the above lots, was deeded by Herman LeRoy March 30, 1835 for the rectory.²⁶⁴ The lot east of and adjoining these three lots (.57 acre, part of which is the site of the church burial ground) and a small lot of .23 acre on the opposite side of the street (on which the church horse sheds would be constructed) were added on May 12, 1846 by Jacob LeRoy.²⁶⁵

260 Alida Randall, History of LeRoy House (LeRoy Historical Soc., 1979) p. 11.

261 Thacher, op. cit., p. 79. Jacob and Charlotte Otis LeRoy were the parents of ten children. The last, a daughter Mary, was born after their return to New York City. Of the nine who were born in LeRoy, Thomas Otis married Caroline Clark; Augustus married Sarah J. Gray; Charlotte married Frances Brown; Helen married John H. Glover; Catherine married Gideon Pott. Mary married Ezra Goodridge. Three other daughters died young: Caroline, Julia and Louisa. A son, Edward A., was a private secretary to Ambassador McLane, assigned to the Far East at the time of the annexation of the Hawaiian Islands. Edward and his brother, Thomas, were later partners in the Thomas Otis LeRoy Co. in New York City, predecessor of the LeRoy Shot & Lead Mfg. Co. Two years after the death of his first wife, Charlotte Downs Otis, in 1851 Jacob married Charlotte Otis Downs. There was no issue from the second marriage.

262 Albert McVean, St. Mark's Church, 1817-1967 (LeRoy: LeRoy Historical Soc., 1967) p. 4.

263 LBP: Genesee County Deeds, Liber 69, p. 256; Beers, op. cit., p. 480. Although Beers stated the church was completed in 1826, construction was not authorized until August 8, 1826 when the vestry appointed a building committee (McVean, p. 6). The completed church was dedicated August 5, 1827 (McVean, p. 6).

264 Genesee County Deeds, Liber 69, p. 261.

265 Genesee County Deeds, Liber 71, p. 429. Although St. Mark's Church did not receive a glebe lot for the support of a minister, Jacob LeRoy, in 1844, (following his return to New York City) donated \$1500 to be invested for that purpose.



PLATE 23

OLD ST. MARK'S

Construction of the first St. Mark's Episcopal Church was undertaken when the vestry appointed a building committee on August 8, 1826. The masonry was the work of John Hoy, a young Scotch-Irish immigrant whose family settled in Township IV, north of the present Garland, in 1809. After it was replaced by the present church on Main Street in 1876, the original church on the east side of Church Street was razed and Hoy's superior stone work became the foundation of the present Wolcott Street, forming a firm, mud-free base for the improved road.

During the winter of 1825 "Black Jake" had taken over as agent for the several individual owners at a salary of \$2000 per year (\$500 per share, per annum) plus expenses. Thereafter the business and activity of the Triangle increased dramatically! One of LeRoy's first official acts was to examine the tract records and prepare an inventory which he termed a "Doomsday Book."²⁶⁶ On July 16, 1825, with his quarterly bill for services, he reported to his uncle, William Bayard:

I have just had a return of all improvements made on the tract. The changes made have been very favorable to the proprietors.

Your receipts thus far this year have been very handsome and I have no doubt they will be much larger the next year. A large proportion of the contracts will expire on January 1, which the settlers know will not be renewed unless all back interest is paid up and (that) will be the means of our receipts being larger than they have ever been.²⁶⁷

During his term as agent Jacob aggressively explored all potential areas, large and small, which might draw additional purchasers to the tract. During the summer of 1826 he sent a box of minerals obtained a few miles south of the village to Dr. Jerome VanRensselaer in New York City for evaluation. VanRensselaer identified the samples as iron pyrite and pointed out that the minerals "might be advantageously employed in the manufacture of Copperas (then imported from England) and if the locality be in the immediate vicinity of the canal...I have little doubt that a small investment, say from \$10,000 to \$30,000...would yield a very handsome emolument...and would require only 2 or at the most 3 men."²⁶⁸

²⁶⁶ LBP; Scoville, op. cit., p. 162. The term "Doomsday Book" is derived from the head count taken by William the Conqueror in 1066.

²⁶⁷ LBP

²⁶⁸ *LeRoy Gazette*, Sept. 28, 1826.

Jacob requested that the letter be printed in the Gazette in its entirety to "induce capitalists to embark in the manufacturing of the article." He also pointed out with true entrepreneurial hyperbole that "the announcement of the existence of a valuable mineral of this description cannot but have a good effect in urging mineralogists to investigate more closely the strong indications we have of the existence of other valuable treasures." 269



PLATE 24

LE ROY MILLS

Pictured above, from left to right, are the LeRoy Grist Mill, storage building and LeRoy Saw Mill. Located on the west bank of the Oatka Creek, the mills faced the present Mill Street. Prior to 1854, when this illustration was printed on the periphery of J.W. Otley's map of Genesee County, the flouring mill was sold to Joshua Lathrop. - - - - -

Between 1825 and 1827 Jacob LeRoy launched a one-man economic development program. Local masons and carpenters were already at work constructing a new land office, remodeling the residence and building a new church. On a much larger scale, however, aided by New York City capital obtained wholly or in part from his father,²⁷⁰ he had replaced the original Stoddard & Platt grist mill with a seven-burr mill, four and one-half stories high, with a storage capacity of 15,000 bushels, and "commenced flouring on a scale hitherto unknown in the West."²⁷¹ In September, 1826 he offered the old three-story mill for sale in most of the major newspapers of New York and New England, promoting its use as a cotton or woolen factory.²⁷²

269 *ibid*

270 LBP. Although the mill is usually referred to as Jacob's, it is owned by his father. In 1833 it is still assessed to Herman LeRoy. However, at some point before 1834 Jacob's father-in-law held title to the mill, for there is a deed from Thomas Otis, of New York City, to Herman LeRoy, dated June 24, 1834 for part of Lot 1, Section 1, Town 1, for the price of \$5000--"being all that certain parcel of land known as the 10 Acre Mill Lot on which there is now erected a grist mill and store house" excepting previously sold parcels.

271 Beers, *op. cit.*, p. 506-507.

272 LeRoy Gazette, Sept. 14, 1826.

At the same time Jacob advertised for proposals for making "a canal 60 rods in length" for the new mill during the following winter.²⁷³ Completed in September, 1827, the new mill race permitted the use of overshot wheels. This reduced the quantity of water necessary to operate the mill by about four-fifths and was intended to convert the mill to a year-round facility.²⁷⁴

Additionally Jacob began operating a distillery downstream from the mill. Also on a grand scale, it was "the largest west of the Genesee River and was devoted to the manufacture of proof spirits for the Albany market."²⁷⁵ In connection with this LeRoy also raised hogs, since the mash which was a by-product of the operation could be used to fatten the animals.²⁷⁶ Also along the bank of Allen's Creek was LeRoy's brewery.^{276a}

Connected with these operations was the "LeRoy Mills Cooperage." Owned by Herman LeRoy and operated for him by William Anderson, it produced barrels for storage and shipment of flour and spirits.²⁷⁷ Nearby on the 10 acre mill lot was LeRoy's tannery. North of the mill lot on Lake Road were LeRoy's sand and gravel pit and stone quarry.^{277a} Near the distillery on Allen's Creek Jacob LeRoy, in partnership with John Lent, would also operate an ashery.^{277b}

To these enterprises Jacob in 1830-1831 would add a second grist mill north of the existing mills.²⁷⁸ During 1832 the two mills would manufacture 25,000 barrels of flour and \$101,600 would be "paid by that establishment to farmers living in the southern and eastern part of Genesee County, the west part of Livingston and the north part of Allegheny."²⁷⁹ In May, 1833 Jacob would tell his father, "I have 12,000 bushels (of wheat) on hand and I am buying about 2,000 bushels a week."²⁸⁰

When the Commissioners of Highways of the Town of LeRoy would plan a public highway past LeRoy's newly constructed mill from the east bank of Allen's Creek at the Niagara Road to the Triangular Road (Lake Road), it would run "across the land of Herman LeRoy the whole distance. In consideration of the advantages to be derived to the real estate," Herman LeRoy would donate the materials for the necessary bridge to be taken from the land in the vicinity of the bridge...and all the stone

- - - - -

273 *ibid*, Sept. 28, 1826.

274 *ibid*, April 16, 1827. According to the *Gazette* a sufficient fall was made by excavating a race course through rock for about half a mile beyond the mills and in some places 8 feet in depth. The project cost \$400.

275 Beers, *op. cit.*, p. 480, 482.

276 *LeRoy Gazette*, May 6, 1828. LeRoy advertised for "thrifty hogs...from 100 to 200 pounds" to be delivered at the distillery.

276a On July 16, 1831 LeRoy would offer his brewery for sale, together with a large quantity of barrels, indicating the presence of a brewery and a distillery.

277 *LeRoy Gazette*, September 1826-1831.

277a *LeRoy Gazette*, September 25, 1827.

277b Town of LeRoy Assessment Roll, 1833, in the possession of the LeRoy Historical Society.

278 Beers, *op. cit.*, p. 483.

279 Annin Papers, MS at LeRoy Historical Soc. Petition to establish a bank at LeRoy.

280 LBP.

necessary to be...taken in the stone quarry without any charge whatever for said timber or stone provided the bridge be erected within one year." The typically mutually beneficial agreement would be signed in February, 1833 by Jacob LeRoy as agent for his father.²⁸¹

A man of many roles- land agent, speculator, miller, distiller, ashery proprietor, bank director, gentleman farmer, husband and father- Jacob's main interest, measured by his personal correspondence, was wheat. His letters make frequent references to the wheat crop, current prices and the effect of the weather on the wheat.²⁸²

Not a passive businessman, LeRoy aggressively sought grain to increase the volume of business at the mills and distillery. At one point in 1826, when the price was very low (only 37¹/₂¢ per bushel according to Holland Land Company records)^{282a} Jacob saw the wheat as a means of combining two roles. In his role as agent there was still the problem of the unsold and/or partially paid lands of the "Black North." Since this land north of the Ridge totaled in excess of 43,000 acres,²⁸³ virtually half of the tract, this was no small problem. On May 5, 1826 Jacob wrote his uncle, William Bayard:

Agreeable to your request, I now write you on the subject of your lands North of the ridge. I explained to you fully the view I had taken respecting this business when I last saw you. The idea I have is to allow all Settlers north of the ridge, with the exception of those immediately on the ridge, six shillings a bushel for wheat, to be taken in payment for lands for principal and interest. My reason for advising this course is that those lands have all been sold beyond their value, none have been sold under eight dollars an acre, and some, with the accumulation of Interest, stand so high that the Settlers, from the apprehension of not being able to pay for them, are ready to vacate those lands. Unless some plan similar to the one I recommend is immediately put into execution numbers will leave. Wild lots adjoining us of the same description are sold by the Holland company and Pulteney Estate at three dollars an acre, so that you must perceive unless we offer some inducement to our Settlers it will be more to their interest to abandon their land and purchase of either the other companies, as their improvements generally are not of much value. By pursuing the course I recommend, I am of the opinion it would be the means of our being enabled to dispose of all our wild lots in that neighborhood--and making the lands already sold productive. As the price of grain now rises, they are entirely unable to do a thing, but allowing them six shillings a bushel is a sum sufficient to pay them for their Labour and meet their engagements.-- I cannot apprehend that, one year with another, the proprietor can loose much at that rate. Wheat can never go lower than it is at present.-- I wish you would write me immediately after the receipt of this and let me know of your determination as to the plan, as it will be necessary to give notice to the Settlers at once that they may be able to take advantage of our offer at this time...²⁸⁴

281 Triangle Tract Indentures, Book C, loc. cit., p. 273.

282 LBP.

282a HLCP, p. 320.

283 Estimated figure based on the fact that townships IV and V contain 47,161 acres.

284 LBP

Jacob's idea was not unique. The system which had been employed in the area for a time during the earliest days of settlement had been reinstated by the Holland Land Company during the depression of 1819 when improved roads and subsequently the Erie Canal made the plan feasible again. During the early 1820s the Holland Land Company received wheat in payment for interest at two designated receiving stations: "the mill of Mr. Evans in Batavia, and the mill of Messrs. LeRoy and Co. at LeRoy," funneling wheat into the two villages from all over Western New York. These were then the only mills on the Triangle and on the vast three million acre Holland Purchase "in a condition to manufacture flour that will pass inspection in the New York market," according to the Holland Land Company agent, Jacob Otto.²⁸⁵ During 1826, the LeRoy mill continued to receive wheat for the Holland Land Company, primarily "accommodating the settlers on the 40,000 acre tract" southeast of LeRoy.²⁸⁶

But there was a subtle benefit in encouraging the growing of wheat on the tract. As Otto pointed out, "this...is advantageous...in a two-fold point of view; for it shows what industry can effect, and how easy a man can pay for his Land, after his fields are fitted for cultivation; and it exhibits to the passing stranger a soil as fertile, and as easily tilled, as many in America,"²⁸⁷ thereby promoting additional land sales.

After approval of Jacob's wheat plan the proprietors established a policy of taking wheat in payment for principal and interest on existing contracts on the Triangle Tract lands north of the Ridge, primarily the land north of the present Lawton Road in Clarkson and almost all of the land in Hamlin except Port Bayard. But, initially, this was not wheat to be taken to the LeRoy Mills for processing. This was unprocessed wheat to be delivered to Brockport and Rochester warehouses for shipment on the canal. On July 25, 1826 Jacob notified settlers of the new policy via the columns of the LeRoy Gazette:

NOTICE IS HEREBY GIVEN,

To Settlers in Clarkson, living on sections 3, 4, 7, 8, 11, 12, 15, 16, 19, 20, & 21, and in Township No. 5, That WHEAT will be received in payment until the first day of January, 1830, at seventy-five cents per bushel, for principal or interest due after the first of January, 1827--with the exception of Lot. No. 12, section 4, Town 4--Lots 1 & 2, section 21, Town 4--and (the Village of Port Bayard) Lots 6 & 8, section 10, Town 5.

ONE DOLLAR per bushel for Wheat will be allowed for interest due the first of January, 1827, on land north of the Ridge, if delivered before the 15th of March next, at BEACH'S or ELY'S mill, in ROCHESTER, or NINETY-FOUR CENTS, at the Store-House of J. & W. H. SEYMOUR, BROCKPORT.²⁸⁸

285 HLCP, II, p. 341. Otto's handbills advertised six pence per bushel more than the cash price at the mills.

286 *ibid*, p. 430. This tract is also known as the Willink Tract.

287 *ibid*, p. 364.

288 LeRoy Gazette, July 25, 1826.

Journal #288
Continued

Large quantities of wheat continued to be transported to the storehouse of James & William H Seymour on the Canal. On Oct 20, 1829, the year that Brockport incorporated as a village, Brockport merchant D Burroughs Jr reported to his sister in New Berlin, Chautauque County, "Our village is very lively. The streets are so filled up with loads of wheat generally that it is almost impossible for a carriage to get along."

Many improvements were being made in the bustling canal port.
or that time.

"The sidewalks are about completed. The pavement is of brick about nine feet wide. It adds very much to the appearance of the place," he continued. "The Brockway is building an addition to the Niagara tavern. It is a fine building. The new Baptist Meeting House was dedicated three weeks since, & they have got the walls of a new Presbyterian house all laid & the steeple raised. Don't you think it is doing well for this place to have 3 churches so soon? ...

The notice was followed three weeks later by another advertisement in the Gazette which enumerated thirty-six parcels of land which had been reclaimed by the proprietors for non-payment and offered for resale, together with the names of the "late or present occupants" of each lot.²⁸⁹ "The interest on the amount of purchase being annually paid, the principal will not be required for a number of years," the ad continued. Black Jake's "Doomsday Book" was well named, for it spelled doom to those settlers whose payments were in arrears.

At the time it was the policy of the proprietors to eject non-paying settlers on the expiration of their land contract. Although many of the evicted shared quarters with relatives also living on the tract,²⁹⁰ "the greater number of them," according to Agent Otto, "regularly took up their abode in different parts of the (Holland) Purchase; having but a short distance to travel; finding a fertile soil; and being permitted to remain unmolested as to payments."²⁹¹

The following spring, Jacob published another list of those whose contracts had expired in 1826 which were not renewed. This list enumerated sixty-seven parcels. But this time the terms of payment were different. In 1826 prospective purchasers of reclaimed lots were allowed the standard terms at that time: payment of interest only, in a single annual payment, with the amount of the principal not due until the expiration of the land contract. By 1827 however, Jacob's wheat-for-payment plan had been expanded to allow payment of the actual purchase price in wheat on new land contracts for reclaimed lots north of Lawton Road in the present town of Clarkson and all lots in the present town of Hamlin. The March, 1827 notice stated: "Wheat will be received in payment at 75 cents per bushel, for three years from the first of last January, on all Land lying in township five, and on the northerly section of township four."²⁹² Although the advertisement did not specify a receiving station, presumably some of the wheat found its way to the recently improved LeRoy grist mill, which by August, 1827 was capable of operating year round.

The fact that Jacob's wheat plan was effective would become apparent in April, 1830, four years after the wheat-for-payment plan and seven years after the area opening of the Erie Canal, when the Town of Clarkson would debate the issue of dividing the growing town at its annual town meeting.²⁹³

289 LeRoy Gazette, August 15, 1826.

290 U. S. Census, Genesee and Monroe Counties, 1830, 1840, 1850, 1860.

291 HLCP, II, p. 391, 392.

292 LeRoy Gazette, March 28, 1827.

293 Minutes of the Town of Clarkson, April 8, 1830. Not until December 14, 1852 would the Monroe County Legislature approve the division of the town. The northern town, originally called "Union" was renamed Hamlin in 1861. The southern town retained the name of Clarkson.

William Bayard, however, did not live to see the impact of the wheat policy on his investment. At the time the plan was proposed Bayard had problems far greater than recouping some of his investment in the north part of the Triangle, for both his business and his health were failing.²⁹⁴ Bayard died in 1826.²⁹⁵ His business failed the following year.²⁹⁶

On September 13, 1825 William Bayard had borrowed from his son, Robert, (as trustee for McEvers' estate) \$61,060. On January 10, 1826 he borrowed an additional \$27,795 from the same source. "For the better securing and more sure payment of the several sums," at the time of the second loan, the ailing Bayard granted a mortgage to his son on all those lands in the Triangle Tract which he had received on the partitioning of the tract five years earlier, together with all monies due.²⁹⁷

For two years after the death of William Bayard in 1826 his estate was managed by his executors, his only sons, William, Jr. and Robert Bayard.²⁹⁸ But on January 5, 1829, in accordance with a Court of Chancery decision, Robert bought out the interests of the heirs of his father for \$30,000,²⁹⁹ an amount slightly larger than the difference between the value of the lots and the amount of the earlier mortgage. Thus did Robert Bayard acquire the greatest share of the Triangle Tract—one half of the unsold lots and proceeds of existing contracts of both Bayard's and McEvers' estates.

294 LBP. During his uncle's illness, Jacob LeRoy sent his uncle some of the healing mineral water from "our celebrated springs."

295 Van Rensselaer, op. cit., p. 110; Bullock, op. cit., p. 22.

296 Scoville, op. cit., p. 162.

297 Genesee County Deeds, Liber 17, p. 523. This amounted to \$110,113--\$92,124 due on contracts plus the value of the unsold lands estimated at \$18,009. In this transaction, the value of the mortgage exceeded the debt by \$21,278.

298 Triangle Tract Indentures, Books C and D., loc. cit.

299 Genesee County Deeds, Liber 17, p. 354-356. The transaction took place in LeRoy at the "house" occupied by Algernon Sydney Hosmer. It is interesting to note that to acquire the remainder of his father's quarter-share, Robert Bayard paid more than four and one-half times the original purchase price of the entire tract.



UNIVERSITY HALL

BOARDING HALL

Ingham University Campus

COTTAGE

COLLEGE OF FINE ARTS

PLATE 25

The Robert Bayard Mansion, facing "Trigon Park," had a commanding view of the broad Oatka Creek. Located in the center of the village, it was within easy walking distance of the business section centered on the opposite side of the Oatka. Originally a two-story structure, it contained eight large high-ceilinged rooms. Each story was bisected by a large central hallway. It is illustrated with its east and west wing additions which were constructed after Bayard's ownership of the structure to accommodate boarders at the LeRoy Female Institute, predecessor of Ingham University. Originally incorporated as the Ingham Collegiate Institute on April 6, 1852, it was chartered as Ingham University five years later.

About 1827, in order to more closely manage his lands, Robert Bayard moved to the town of LeRoy where he built a pillared mansion overlooking Oatka Creek,³⁰⁰ across the Niagara Road from his first cousin, Jacob LeRoy. Thus, before 1830, of the children of the original proprietors, three were living in the village of LeRoy: Jacob LeRoy, Robert Bayard and Elizabeth McEvers Bayard. Additionally, Daniel LeRoy and his wife (a daughter of Nicholas Fish) operated a store in LeRoy for a time during the 1820s.³⁰¹ Living nearby in the Caledonia-Avon area were Jacob's sister, Catherine, with her husband, Thomas Newbold,³⁰² and Jacob's brother, Edward A., and his wife, Susan (a daughter of James Morris), who bought Jacob's farm in Caledonia in 1825. Edward A. would be a resident there until the time of the Civil War when, because "his property in New York gave him so much trouble that it was necessary for him to move to the metropolis," he sold the farm to Gen. James Wadsworth.³⁰³

Robert and Elizabeth Bayard stayed in LeRoy only about eight years. By 1836 most of the Triangle Tract lots had been contracted for and Bayard's interests and investments continued to center in New York City. In that year the beautiful Bayard home and grounds on the corner of Wolcott and East Main Street were sold to an association of LeRoy businessmen to be utilized as the site of the LeRoy Female Seminary, predecessor of the Ingham Collegiate Institute.³⁰⁴

Jacob LeRoy, however, remained in LeRoy, the pivotal point of his business interests. He had been elected an officer of the Bank of Genesee in Batavia in September, 1829.³⁰⁵ The following January he was named a Director of the same bank.³⁰⁶ In 1833 he joined Robert Bayard, Heman Redfield, Joshua Lathrop and other LeRoy businessmen in a successful campaign to establish a bank in LeRoy.³⁰⁷ Although he did not seek political office, he was interested in the political affairs of the county. LeRoy served as chairman of a meeting to choose a candidate for supervisor for the town of LeRoy in 1828.³⁰⁸ In April, 1832 he declined appointment to the National Correspondence Committee of Genesee County for the Clay party.³⁰⁹

300 Genesee County Deeds, Liber 71, p. 25. (Deed dated April 6, 1827 from Robert Bayard, "late of the city of New York," to Trustees of School District #7, LeRoy. Beers, however, stated Bayard moved to LeRoy in 1830.)

301 Beers, op. cit., p. 480. Beers stated they operated a store in LeRoy in 1822 under the firm name of LeRoy & Co., but the LeRoy papers indicate Daniel and his wife were residents of Potsdam from June, 1822 to November, 1823. Can they be the same "Mr. & Mrs. LeRoy" who advertised "Milinary and Mantuamaking" in the LeRoy Gazette in 1830-1831?

302 Beers, Atlas of Livingston County, 1872.

303 LBP

304 Beers, op. cit., p. 486; T-PCP, p 550.

305 Rochester Daily Advertiser, Sept. 17, 1829.

306 Rochester Daily Advertiser, Jan. 21, 1830.

307 Annin Papers. Petition to establish a bank in LeRoy.

308 LeRoy Gazette, March 27, 1828.

309 Rochester Daily Advertiser, April 2, 1832.



PLATE 26

Wardsville.

AN excellent location is now presented at Wardsville, in Bergen, for various kinds of mechanics. An industrious Blacksmith, Tailor, or Shoemaker could hardly find a more promising location. An other good public house is much needed—more stores and more houses, would do good business, and a neatly conducted Refectory might find good support. The hard times, have induced the proprietors to reduce the price of lots, and to actual occupants favorable terms of purchase will be afforded.

Whoever lives to see five years from this time will see Wardsville the most bustling business little village between Rochester and Barataria. Nearly the whole southern business which has built up Brockport and sustained it heretofore, now flows in to Wardsville—and its location is such that the immense mass of business and travel of the whole valley of Allen's Creek, and the south country adjacent to it, which is done upon the rail road and canal will center upon, and leave the rail road at Wardsville. A number of first rate locations may yet be had, equal to most of those sold last spring and at less prices. Enquire of Martin C. Ward, Esq., Wardsville, or the subscriber at Le Roy.

SETH M. GATES,
Agent for the Proprietors.

May 16, 1835.

MAP

of
the Village of
WARDSVILLE

of the
BAPTIST
CHURCH

MAP NO. 40 PART 1

"When the territory of Bergen was a wilderness, Levi Ward, one of the pioneers, prepared a map of the land where (the present village of) Bergen is, and proposed to call it 'Wardville.' It somehow lost its adopted name as to the town... (E. W. Beers, page 330.)"

Map recorded in Genesee County Maps, Book 5, pages 211, 212.

MAP of Monroe, Genesee & Erie Counties

Showing the location of the
Tonawanda, Attica & Buffalo & Batavia
Rail Roads

63

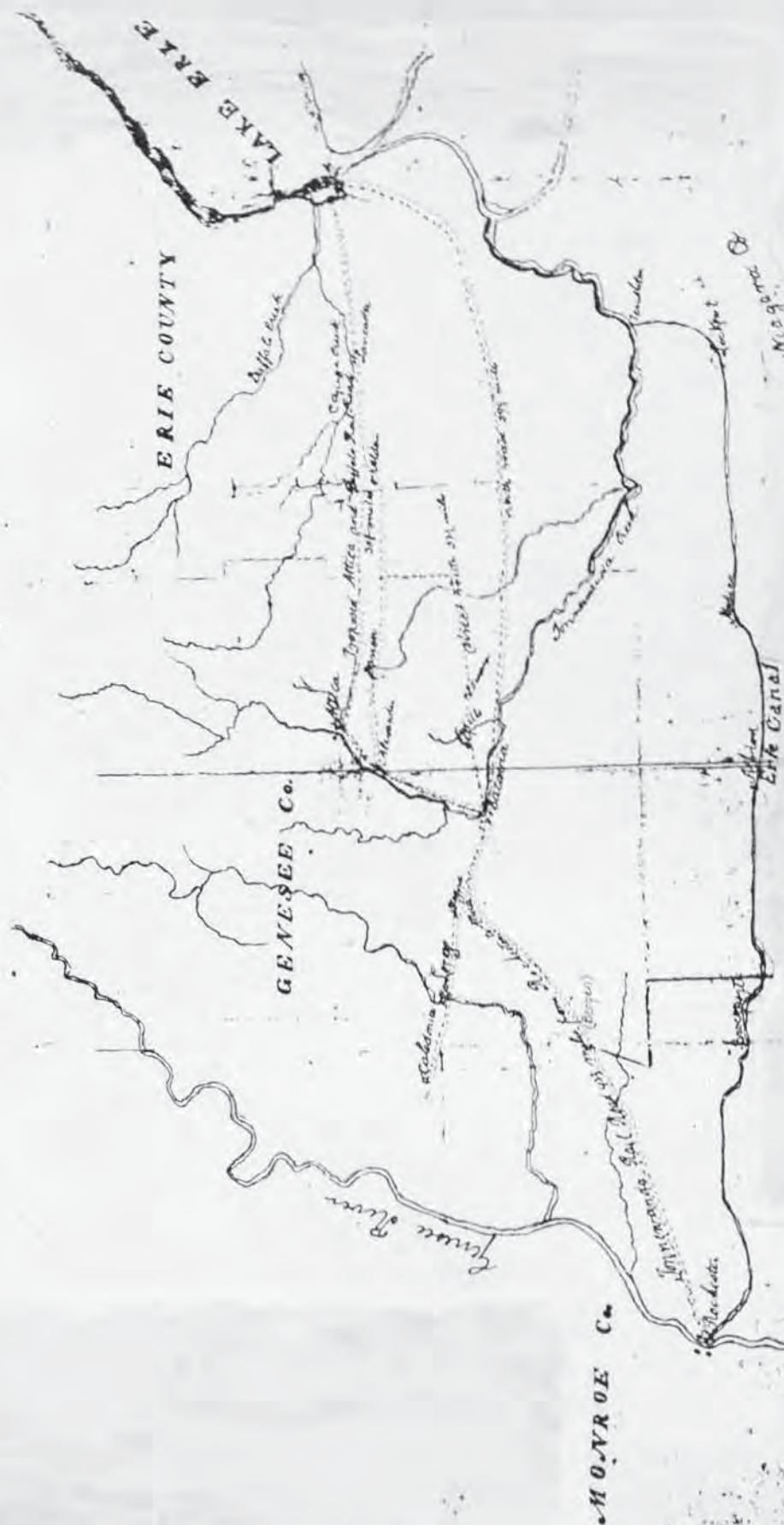


PLATE 27 : MAP SHOWING THE ROUTES OF THE TONAWANDA, ATTICA & BUFFALO RAILROAD

Because it does not follow the tradition of illustrating the northernmost lands at the top of the map, this map is deceptive and difficult to interpret. (Recorded in Genesee County Maps, Book 5, page 235.)

During the early 1830s, the father and son team of Herman and Jacob LeRoy channeled some of their funds and energy into promoting one of the state's first railroads through the Triangle. The benefits to Herman LeRoy, particularly, were two-fold. Not only would a railroad stimulate sales of the remaining unsold lots, increase land value in the area and provide another means of transporting flour from the LeRoy Mills, but Herman LeRoy held 300 shares of Tonawanda Railroad stock.³¹⁰ Chartered April 24, 1832, the Tonawanda Railroad was planned to extend from Rochester to Buffalo. The first stretch of the road united the Triangle with Rochester. By November, 1834 the road was completed from Rochester to South Byron, a few miles west of Bergen, which would remain the terminus for several years. Regular trips by steam locomotive over the twenty-four mile stretch began December 16, 1836, with staging for the seven mile distance from South Byron to Batavia. By April, 1837 construction extended to Batavia, with final completion of the line from Batavia to Buffalo in 1840.³¹¹ Although the object of the road was principally the transportation of passengers, its value as a freight carrier was significant.

The Tonawanda Railroad had the same effect on the town of Bergen as the Erie Canal had on Brockport, but to a lesser degree. In both instances as soon as the route was chosen local entrepreneurs laid out village lots in the immediate vicinity of the intersection of Lake Road with the new transportation facility. In the case of Bergen it was the Levi Ward family who divided their land into village lots, hired a sales agent and began promoting a new village which they called "Wardsville." This was the nucleus of what would become the incorporated village of Bergen.³¹²

In both instances the new facility was responsible for a shifting of existing business centers, expansion of local industry and the creation of a new generation of businessmen. Both the canal and the railroad had a beneficial effect not only on the immediate area which each served, but on the tract in general.

Although he shared his father's interest in the railroad and the commerce of LeRoy, Jacob LeRoy's involvement with the Holland Land Company in 1835 was not a family-related speculation. In October of that year, in partnership with Heman Redfield, his adjacent neighbor, Jacob LeRoy borrowed nearly a million and a half dollars from the Farmers Fire Insurance and Loan Co. to purchase the lands and debts of the Holland Land Company in the counties of Erie, Genesee, Orleans and Niagara.³¹³ But that was the last of Jacob's Western New York land investments. Like other land speculators he began investing in land in the mid-west. Among his holdings were Wisconsin lands, valued at \$97,000, managed for him by a resident agent.

310 LBP. His railroad stock had a par value of \$30,000.

311 McIntosh, op. cit., p. 44. Consolidated with the Attica & Buffalo Railroad in 1850, the road later became part of the main line of the New York Central.

312 Genesee County Maps, Book 5, pages 208, 209, 211, 212; LeRoy Gazette, May 12, 1838.

313 Lanier, op. cit., p. 302-303.

Jacob's "Western Speculation" included 1800 acres of wild lots in the vicinity of Milwaukee, Manitowoc, the "City of Two Lakes," and the Michigan border area, as well as developing lands in Long Point and Sheboygan. To this would be added land in Cincinnati,³¹⁴ headquarters of the family owned Oswaga Pine Lumber Association.

By 1838-1839 Jacob's return to New York City was imminent. His aging father and father-in-law were both in poor health. The family's interests continued to be centered in the metropolis. But more relevant was the fact that the lands on the Triangle and the LeRoy-owned businesses in LeRoy no longer required constant, careful yet inspired management. Most of the Clarkson family's holdings had been gradually disposed of except those partial shares which had been liquidated by Clarkson's heirs and sold to Herman LeRoy. Most of the remaining land contracts expired in 1839, reflected in part by a large number of deeds granted that year by both Robert Bayard and Herman LeRoy. After that time only 18 deeds were recorded in Bayard's book of indentures—all in 1840—and only 3 deeds were recorded in LeRoy's ledger—1 in each of the following three years.³¹⁵

Joshua Lathrop, who had served as LeRoy's clerk in the land office, succeeded LeRoy as agent after his return to New York. Although most of the tract had been deeded, Lathrop would continue to collect payments on bonds, mortgages and contracts until after 1851.³¹⁶ He would also purchase the LeRoy Mill.³¹⁷

By 1840, of the original proprietors, only Herman LeRoy, then 81 years old,³¹⁸ was living, but the second and third generations of the proprietors continued to benefit from the original investment; however, it took longer to realize the financial rewards than the proprietors may have foreseen a half-century earlier. Yet, the proprietors were patient investors who could afford the luxury of holding several long term investments. The fact that they were accustomed to tying up large sums of money for long periods^{of time} and that they deliberately waited until their investments peaked is evidenced in part by the will of Herman LeRoy. Although he specified that his real estate be sold as soon after his death as convenient, "anticipating great advantage from the concern"³¹⁹ known as the Oswaga Pine Lumber Association, he directed that the real estate holdings associated with that company be held up to fifteen years and then divided. He further recommended "that the sale of my estate at LeRoy...be not precipitated until its value shall be further developed by more extensive improvements of the water privileges there."³²⁰

314 LBP

315 Triangle Tract Indentures, Books B, C and D, loc. cit.

316 Enumerated among the assets of Herman LeRoy's estate on February 8, 1843 were bonds, mortgages and contracts totaling \$25,000, a mortgage from Joshua Lathrop for the mill at LeRoy in the amount of \$11,666.69 and the "lower mill at LeRoy" estimated at \$6000.

317 T-RGP, p. 548; LBP

318 Thatcher, op. cit., p. 39.

319 LBP. Will of Herman LeRoy. Inventory of the Estate of Herman LeRoy.

320 ibid.

By the time of the death of the last proprietor in 1841 the Triangle Tract had split into four separate towns, LeRoy, Bergen, Sweden and Clarkson, including two incorporated villages, LeRoy and Brockport, and the nucleus of a third village in Bergen.^{320a} Most of its fertile land had been cleared, giving the appearance of a thriving agricultural region. The heavily wooded northern section of the tract (the present town of Hamlin) was becoming a healthy, prosperous mill town, with saw and grist mills spaced one mile apart along Sandy Creek and scattered mills in the central and eastern portions of Townships IV and V.^{320b} Crossroad hamlets were everywhere. Stately Federal and Greek Revival homes were gradually replacing the log cabins as the settlers became more prosperous. The area was well served by churches and secondary schools with institutions of higher learning in both villages. Transportation facilities had multiplied as the area saw improved roads, the Erie Canal and one of the state's early railroads bisecting the tract. Virtually every business, craft and profession were represented and the children of the pioneers had begun to migrate to cheap lands further west in Michigan, Wisconsin and Ohio, starting the cycle anew.

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- 320a The Village of Brockport incorporated in 1829. The Village of LeRoy incorporated in 1834. The Village of Bergen incorporated in 1877.
- 320b Mary E. Smith, Historical Map of the Town of Hamlin(Hamlin; Hamlin Bicentennial Committee; 1975).

CONCLUSION

The Triangle Tract, purchased by four wealthy New York City businessmen, was clearly a family affair. In compiling a list of New York City's financial "Four Hundred," which included the Triangle Tract proprietors and many members of their immediate and extended families, Henry Lanier cited the gossipy story that some names appearing on his list of magnates "came from a group of young men who banded themselves together under a solemn vow to each marry a rich heiress! This informal society was clearly of the opinion...of an old Irish porter...who when asked why so and so was chosen cashier of an uptown bank...answered with finality, 'Well, sir, it don't make so much difference these days who a man's father was. But it sometimes makes a H— of a difference who his father-in-law is.'" 321

In the case of three of the proprietors, Herman LeRoy, William Bayard and Matthew Clarkson, it did indeed make a difference who their father-in-law was. For much of the money invested in the Triangle Tract represented part of the estate of a wealthy North Carolina Tory, Samuel Cornel, father-in-law of the Messrs. LeRoy, Bayard and Clarkson. Together with their fourth partner, James McEvers, they combined family capital, merchandising expertise and the international business connections acquired from several generations of successful New York City businessmen to convert the Triangle Tract into a lucrative investment.

Here was a potentially wealthy region of almost 87,000 acres wedged between the main east-west road through New York State and nine miles of frontage on Ontario's international waters. That its virgin lands were fertile is an understatement. For, without additional fertilization, the general average rate of production for the first years after the lands were cleared was twice that of the farms of the Atlantic States.³²²

Unlike the fictional character, "Topsy," the Triangle Tract didn't "just grow;" it was planned. The keystone of the plan was a proposed village and mill site near the apex of the Triangle on the path of the major thoroughfare through Western New York and contiguous to existing settlements. Extending from it was a major road through the center of the tract to the mouth of Sandy Creek on the south shore of Lake Ontario, the site of a proposed international port. Initial development concentrated about the planned village site in the south part of the tract with a gradual expansion toward the northern portion. This south-to-north development, especially evident during the pre-canal era, has continued throughout the history

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321 Lanier, op. cit., p. 92.

322 HLCP, II, p. 340.

of the tract. To this day the northern half of the Triangle, the present towns of Hamlin and Clarkson, remain largely agricultural and residential, while the business and industrial enterprises are largely located in the southern half.

To this area came "Yankees" and "Yorkers," low on capital but high in their hopes and expectations. Largely self-supporting, these pioneers had little cash when they came, and found on their arrival limited means of raising money to pay for their land. For this reason the proprietors were lenient in their payment policies for decades.

Early and continuing development was closely tied with transportation links. Of these, the Erie Canal proved to be the turning point in the development of the tract. With it came additional opportunities to raise capital, new businesses, new land purchasers and a tightening of the owners' credit policies. At the time that Clinton's four foot ditch was filled with water as far as Brockport, exactly thirty years after the initial purchase of the Triangle, more than half of the tract consisted of undeveloped lands.

The canal had a dual effect on the settlement of the north country. On the one hand it brought new settlers to the area. On the other hand it diminished the need for an international port at the mouth of Sandy Creek. But the early demise of the proposed "Port Bayard" was not due entirely to the canal. The character of the land, the prevalence of sickness in the area and, to a certain extent, the proprietors themselves, who did not promote development of the port site to the extent that they had participated in the development of the village site, also contributed.

Although the proprietors could plan tract development, they could not completely control it. There were external factors, such as the "Genesee Fever" and the general poverty of the pioneers which were not predictable. Although they couldn't cure the malaria, the proprietors attempted to counteract the lack of cash by opening salt springs for the use of the settlers, donating land and cash for the support of churches and public schools, and later taking wheat in payment for principal and interest on land contracts.

During the early decades of sales and development emphasis was placed on the "proper handling of the settlers" by the agents. Although it is not the nature of man to be completely contented, the proprietors of the Triangle never experienced the mob scenes precipitated by settler unrest and dissatisfaction that the foreign investors on both sides of the tract experienced.

Furthermore, in the legal matters which are part of a project of this magnitude, the proprietors had the best minds in the country working in their behalf. Clarkson and Bayard both utilized the services of their close friend, Hamilton, before his death. Bayard was also represented by Judge Egbert Benson, who was referred to in family correspondence simply as "the Judge." McEvers' estate was handled by John Jay, whose son married Clarkson's oldest daughter. Hamilton's former law partners, Thomas L. and David A. Ogden, nephews of Mrs. LeRoy, Bayard and Clarkson, were also influential; Thomas Ludlow Ogden himself was a trustee and acting proprietor of the tract for a time after McEvers' death. In later years Herman and Jacob LeRoy frequently turned to their son-in-law/ brother-in-law, Daniel Webster, for advice. 323

In every field of endeavor: legal, political, social, mercantile and industrial, both national and international in scale, the proprietors were either directly involved or affiliated with influential relatives or friends who were leading participants in the major events of the times.

With all of these positive influences working in their behalf they succeeded, where others had failed, in developing one of the smaller but not unimportant tracts of the famed Genesee Country.

Yet, of the four original proprietors, only Herman LeRoy lived to see the termination of the project. Development of the Triangle Tract, although successful and lucrative, was an extremely slow process which spanned two generations. What the four original proprietors began in 1793 was finished by their sons and sons-in-law sixty years later. Through it all, the umbilical cord from New York City, which fed the Triangle Tract was never cut. Through the process of necrobiosis it just gradually dried up and died off.

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(include excerpts from the Bayard-Campbell-Pearsall Papers at
New York Public Library, N.Y.C.)
Annin Papers at LeRoy Historical Society
Donald McKenzie Papers in the possession of the Town of Caledonia Historian
Minutes of the Pioneer Society of Orleans County, N.Y., in the Office of the
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Triangle Tract Indentures, Books A, B, and C, Office of the Genesee County Historian
Triangle Tract Indentures, Book D, at LeRoy Historical Society
Records and Minutes of the Clarkson Congregational Church
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Census of the Town of Murray, 1810
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Census of the County of Genesee, 1820
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APPENDIX A

DIRECTORY OF SOME OF THE FAMILY MEMBERS AND BUSINESS ASSOCIATES OF LE ROY, BAYARD, McEVERS & CLARKSON, PROPRIETORS OF THE TRIANGLE TRACT

+ + + + +



Sam Bayard



MRS. HARRIET BAYARD VAN RENSSELAER.



John Bayard

Colonel John Bayard was born in 1738, and died in 1807. He distinguished himself during the Revolution, and in 1785 was elected a member of the Continental Congress. He was descended from Stuyvesant's sister, and was the representative of the oldest branch of the Bayard family.

Bayard, Elise Justine - born in 1820 to Robert Bayard and Elizabeth McEvers Bayard; wife of Fulton Cutting (1816-1875), son of attorney William Cutting and grandson of Walter Livingston and Cornelia Schuyler Livingston.

Bayard, Robert - (1797-18) - Son of William Bayard and Elizabeth Cornel Bayard; married in 1820 his second cousin, Elizabeth McEvers, only daughter of James McEvers and Ruth Hunter McEvers; a partner in the firm of LeRoy, Bayard & Co.; executor of the estates of his father, William Bayard, and his father-in-law, James McEvers. In 1822 his house at 18 State St., N.Y.C., was valued at \$18,000; personal property valued then at \$60,000. He was taxed on \$30,000 personal property in 1820. Robert and Elizabeth Bayard were residents of LeRoy from 1827 to 1835. They were the parents of three children: William, born in 1821 in Paris, died in N.Y.C. in 1842; Ruth, born the following year, later the wife of Alexander Speirs Brown, and Elise J., born in 1823, the wife of Fulton Cutting. Stephen Van Rensselaer Jr., son of the last "Patroon" was a brother-in-law.

Bayard, Harriet - (1799-1875) - daughter of William and Elizabeth Cornel Bayard; wife of Stephen Van Rensselaer, ⁽¹⁷⁸¹⁻¹⁸⁶²⁾ a son of "The Patroon" and nephew of Mrs. Alexander Hamilton.

Bayard, William - (1761-1826) - see page 14.
Proprietor of the Triangle Tract.

Bayard, William III - (1790-1875) - son of William and Elizabeth Cornel Bayard; married in 1812 Catherine Hammond (1793-1846), a daughter of Abijah Hammond. William III was a prominent N.Y.C. merchant and a member of the firm of LeRoy, Bayard & Co.; a director of the Bank of America and president of the Savings Bank at its beginning from 1819-1826; president of the Chamber of Commerce of N.Y.C.; Governor of the N.Y. Hospital; trustee of the Sailors Snug Harbor; one of the owners of the Tontine Coffee House. He was taxed on \$10,000 personal property in 1820. He lived at 43 Wall St. in 1826.

Bayard, Maria (1789-1875) - a daughter of William and Elizabeth Cornel Bayard, and the second wife of Duncan Pearsall Campbell. His first wife was her sister, Catherine (1786-1813). Duncan and Maria were the parents of two daughters, Elizabeth and Sarah Ann.

Bayard, Susan - (1785-1814) - daughter of William and Elizabeth Cornel Bayard. In 1807 she married Benjamin Woolsey Rogers (1775-1859). They were the parents of William Bayard Rogers; Sarah, wife of William P. Van Rensselaer; Elizabeth Bayard Rogers and Benjamin Woolsey Rogers, Jr.

Blackwell, Joseph - (1797-1827) - husband of Eliza Justine Bayard, daughter of William and Elizabeth Cornel Bayard.

Benson, Egbert, Judge - attorney for William Bayard. Said to have had the best legal mind in the colonies after that of Alexander Hamilton. He was an uncle of Egbert Benson, Jr., third sales agent for the Triangle Tract.

Benson, Egbert, Jr. - Nephew of the famous judge for whom he was named. An attorney, he was sales agent for the Triangle Tract from 1817 to 1825.

Benson, Elizabeth - (1708-1794) - a daughter of Robert and Cornelia Benson, she was the mother of Cornelia and Catherine Rutgers, who each married Jacob LeRoy I, and a grandmother of Herman LeRoy.

Campbell, Duncan Pearsall - born in 1780, he lived at 51 Broadway from 1810-1850. He married first, in 1808, Catherine Bayard (1786-1813) and second, in 1817, Maria Bayard (1789-1875), daughters of William and Elizabeth Cornel Bayard. His father was an officer in the British Army sent out in the Revolution. He was a member of the firm of LeRoy, Bayard & Co.; a trustee of the Bank for Savings, 1819-1823, and director of the Globe Insurance Co. The tax list of 1823 gives him at 205 Pearl St., N.Y.C., taxed on real estate at \$10,000 and personal property of \$10,000. A large collection of his papers, family papers and the papers of the LeRoy, Bayard & Co. were given by his family to the New York Public Library.

Clarkson, Catherine Rutherford - (1794-1861) A daughter of Matthew and Sally Cornel Clarkson, she married Jonathan Goodhue in 1813.

Grandfather of Matthew Clarkson, Esq.

Clarkson, David - (1697-1751) married Ann Margaret Freeman. In 1718 he was a merchant in England, later a wealthy merchant in N.Y.C. He was a member of the State Assembly, 1739-1751. Among his children were Freeman, who did not marry; David, who married Elizabeth French; Capt. Matthew, who married his third cousin, Elizabeth DePeyster; and Levinus (1740-1763) who married Mary VanHorne.

Clarkson, David - (1726-1782) son of David, above. He married Elizabeth French, daughter of Philip and Susanna Brockholles French and granddaughter of Philip French, an English native and mayor of New York, 1702-1703, and of Anthony Brockholles, Gov. of N.Y. 1781-1783. Among his seven children were David, who married Jane Middagh; Freeman, who married his first cousin, Henrietta Clarkson; Gen. Matthew, Proprietor of the Triangle Tract; Ann Margaret, who married Gerrit Van Horne; Thomas "Streatfield," who married Elizabeth Van Horne; and Levinus (1765-1797), who married Ann "Mary" Van Horne. He was one of the earliest proprietors of the town of Potsdam.

Clarkson, Levinus - (1765-1845) - A son of David, above. He married A. Mary Van Horne, daughter of Gen. David Van Horne and Anne French. Born in N.Y.C., he was a partner with his brother, T. Streatfield, in L & L Insurance Co. in N.Y.C., also a partner with him in an import-export business. A large land owner of St. Lawrence Co, he later lived in Potsdam. He and his wife died in Potsdam, although they are buried in Trinity Churchyard in N.Y.C. While a resident there he was taxed on \$12,000 personal property in 1815 and 1820. Most of his children lived in Potsdam, including Augustus Levinus, David Levinus, Elizabeth, who married her first cousin, Thomas Streatfield Clarkson, and Levinus, who married Mary Livingston. He was a trustee for his brother Matthew's children and their holdings on the Triangle Tract.



General Matthew Clarkson

*Long Island Encampment
1776*

During the Nation's Bicentennial celebration in 1976 the above pen and ink drawing of "General Matthew Clarkson" was widely circulated locally. Created by David Abbott, military historian, under the direction of the Monroe County Historian, Shirley Cox Husted, the excellent likeness was based on a well-known Clarkson portrait. Although Clarkson is pictured here as a General, he was a private at the time of the Long Island Encampment. During the Revolutionary War the highest rank Clarkson attained was Lt. Colonel. Several years after the war he was named a Brigadier General in the New York State Militia and subsequently commissioned a Major General. After that time he was commonly referred to as "General Clarkson."



Clarkson College of Technology is a growing, private, independent co-educational institution with comprehensive programs in engineering, the sciences, management, humanities, and social sciences. Its home, Potsdam, N. Y.—a community specializing in higher education—is located in the St. Lawrence River Valley of Northern New York.

Tradition

Seventeen young men and women were in attendance when Clarkson College—then the Thomas S. Clarkson Memorial School of Technology—opened its doors to receive the first freshman class of September 2, 1896.

Many changes have taken place at Clarkson since then, but the original red sandstone building where those students gathered is still in use today. It is appropriate that "Old Main" forms the nucleus of the village academic campus to serve as a reminder of the heritage of self-reliance, sound judgment and logical reasoning which are a basic part of a Clarkson education.

Clarkson testifies to the ideals of Thomas S. Clarkson, one of the pioneering citizens of Northern New York. He devoted much of his life to helping young people and cherished a plan to establish an institution to serve youth "... who show a desire to help themselves..." The College was founded by Mr. Clarkson's three sisters, Elizabeth, Frederica and Lavinia Clarkson after his death in 1894.

The original class of 17 students has grown to an annual enrollment of more than 2,600, and the College continues to show steady but moderate growth. The faculty now numbers 180. Thus the student-faculty ratio is approximately 15 to 1.

Like most other colleges, Clarkson experienced rapid growth in its enrollment and physical plant following World War II. Since 1948 more than 18 new buildings have been constructed or acquired, including four academic structures, a library, a college union, 15 new residences, and a gymnasium.

As a result of this growth the campus expanded to the 600-acre Clarkson family estate. The Hill Campus, as the area is called, now contains all College residence and athletic facilities, and two former Clarkson family homes, Holcroft Hall, which is being utilized as a women's residence, and Woodstock Lodge, which has been renovated as a student social facility.

Clarkson, Sylvanus - Occasionally Levinus, above, is incorrectly referred to as Sylvanus.

Clarkson, Thomas Streatfield - (1763-1844) - a son of David and Elizabeth French Clarkson, he was a brother of General Matthew Clarkson and Levinus Clarkson. He and Levinus built up an extensive import and export business as D. & L. Clarkson & Co., in N.Y.C. Among his children were David A., who married Margaret Livingston; Elizabeth S., who married her first cousin, David Clarkson; Thomas S. (1799-1873) who married his first cousin, Elizabeth Clarkson; Frances S., who married her first cousin Augustus Levinus Clarkson; and Ann A., who married Clermont Edward Livingston. His wife was Elizabeth VanHorne. An early proprietor of land in St. Lawrence Co., he was a trustee for his brother Matthew's holdings on the Triangle Tract. He died on June 8, 1844 at 33 Broadway, the N.Y.C. residence he built and lived in for almost 50 years.

Clarkson, Thomas Streatfield - (1799-1873) Born in N.Y.C., he was a son of Thomas S., above. He married his first cousin, Elizabeth Clarkson, daughter of Levinus and Ann Mary Van Horne Clarkson. In 1840 he went to Potsdam, where he is buried. Among his offspring were Ann Mary, who married her second cousin, Thomas S.; Thomas S. (1837-1894); Lavinia and Frederica.

Clarkson, Thomas Streatfield - (1837-1894) a son of Thomas S., above. Resided on a farm of approximately 800 acres in Potsdam. There he was president of the Thatcher Manufacturing Co., the Electric Co., the Potsdam Sugar and Milk Co, and the Potsdam Public Library. A vestryman at Trinity Church in Potsdam and the Zion Church in Colton, built by him and his sisters in memory of their mother. His death resulted from an accident at his quarry. The Thomas S. Clarkson Memorial College of Technology in Potsdam was founded in 1896 in his memory by his sisters, Elizabeth, Lavinia and Frederica. All are buried in Potsdam. Some of the Clarkson homes are now college buildings.

Clarkson, William Bayard - (1798-1875) - son of Gen. Matthew and Sarah Cornel Clarkson, he married in 1826 Adelaide Margaret Livingston, daughter of Robert Livingston.

Colt, Joseph - Surveyor; partner with Birdsey Norton in Joseph Colt & Co. at Palmyra until its dissolution in 1806; a partner in Colt & Ledyard's store at Pultneyville. Both the Palmyra & Pultneyville stores were authorized to receive potash, cattle, meat, grain, cheese, etc. in payment for Land Contracts of the Pultney holdings in 1810. Colt surveyed Parma in 1796.

Colt, Roswell L. - of New York City; business partner of Jacob LeRoy, brother of Herman LeRoy. A proprietor of the Triangle Tract for one day in 1801 when LeRoy & Bayard deeded to him the tract for \$100. The following day, for the same sum he deeded the tract back to LeRoy & Bayard and also the silent partners, Matthew Clarkson and James McEvers.

Colt, Samuel - proprietor of a store and ashery in Geneva in 1810.

Colden, Cadwallader - one of the richest men in New York City. His daughter, Mary, married Josiah Ogden Hoffman, cousin of David A., Thomas L. and Mrs. David B. Ogden and Gouverneur Ogden.

Cornel, Samuel - (1731-1781) - Born in Flushing, Long Island, he was a merchant and extensive land owner in Newbern, North Carolina. A Loyalist, he was driven out and lost his property at the beginning of the Revolution. He and Susannah Mabson Cornel were the parents of Sarah Cornel (1761-1803), second wife of Gen. Matthew Clarkson; Elizabeth Cornel (17 -1854), wife of William Bayard; Hannah Cornel (176 -1818), wife of Herman LeRoy; and Mary Cornel, wife of Isaac Edwards, attorney and counselor of George III. Included in the Bayard-Campbell-Pearsall Collection at New York Public Library are many of his papers which throw light on agriculture, slavery, trade and shipping in North Carolina on the eve of the Revolution.

DePeyster, Frederick - Married Ella Brockhead. He took \$25,000 of the U.S. Gov. Loan, 1813-14; Sec. of the Tontine Assoc., 1794, and a Director of the Merchants Fire Insurance Co., 1822. The tax list of 1822 gives his house at 24 Broad St. valued at \$14,000. He was taxed on \$40,000 personal property in 1815 and \$6,000 in 1820.

DePeyster, James Ferguson, Capt. - (1794-1874) - Married in 1822 Susan Marie Clarkson, (1800-1823) daughter of Matthew and Sally Cornel Clarkson. With Jonathan Goodhue, he was trustee and guardian of his wife's property which she inherited from her parents.

DePeyster, Johannes - The founder of the DePeyster family. For the city's defenses he was taxed 50 fl. in 1654. He loaned no money to the city in 1664 for repairing defenses, but he was worth 15,000 fl in 1674. Under the Dutch, he served as Burgomaster and Schepen, and when the city of New York fell to the English, he officiated as alderman and deputy mayor.

Edgar, Herman LeRoy, (1811-1855) Son of William N. and Cornelia LeRoy Edgar. His worth in 1845 exceeded \$150,000.

Edgar, William, III - (1810-1887) - son of William N. and Cornelia LeRoy Edgar. His worth in 1845 exceeded \$150,000.

Edgar, William, I. - He began business at 7 Wall St. in 1786 and continued there for several years. For 20 years (1799-1820) he lived at 39 Broadway, valued in 1799 at 4000 pounds. His daughter married Gardner G. Howland; his son, William N., married Cornelia LeRoy, daughter of Herman LeRoy. A Director of the Bank of New York and member of St. Patrick's Soc., he was taxed on \$200,000 personal property in 1815 and \$140,000 in 1820. The tax list of 1822 values his house at 7 Greenwich at \$16,000; personal tax, \$80,000. ^{Part} Owner in 1790 of the present towns of Lisbon, Canton & Potsdam.

Edgar, William N., II - A son of William, II, above. Married in 1809 Cornelia LeRoy (1787-1860), daughter of Herman and Hannah Cornel LeRoy. He was taxed on \$20,000 personal property in 1815 and \$30,000 in 1820. He died in 1823?

Edwards, Isaac - Sec. of Gov. Tryon in the Assembly of North Carolina, he married Mary, daughter of Herman and Hannah LeRoy. Isaac and Mary were the parents of Susannah, wife of William Wallace, and Rebecca, wife of David A. Ogden, law partner of Alexander Hamilton.

Ellicott, Joseph - A son of Joseph Ellicott, he was born in Bucks County, Pa. A surveyor, his early lessons were given him by his brother Andrew. His first practical surveying was as an assistant of his brother in the survey of the city of Washington, soon after it was chosen as the site for the capital. In 1791 he was appointed by Timothy Pickering, then Secretary of War, to run the boundary line between Georgia and the Creek Indians. After completing the survey, he was employed by Cazenove to survey Holland Land Co. lands in Pennsylvania. Subsequently he was in business with his brothers in Maryland, but came to Western New York in the 1790s to work for the Holland Company. Until 1821 he served as land agent for that company. For a brief time, during 1801, he was named special agent for the Triangle Tract proprietors, charged with the early development of the tract.

Fish, Nicholas - Army colonel and speculator, he at one time owned more than 50,000 acres in Broome County, N.Y. A Federalist, he was a New York City alderman 1807-1817, and twice named for Lt. Gov. and the Assembly. He and his wife, the former Elizabeth Stuyvesant, were the parents of S. Elizabeth Fish, wife of Daniel LeRoy, who operated a business in the Village of LeRoy during the 1820s. Born in N.Y.C. in 1758, Nicholas entered the College of New Jersey at 16, but soon left and began to study law. In 1776 he entered the army of the Revolution, served through the war in various capacities, and after the war was appointed Adjutant General of the State of New York, an office he held from 1786-1793. His son, Hamilton Fish, (brother-in-law of Daniel LeRoy) was a lawyer, educated at Columbia, who became a noted politician, active in international disputes, and later President of the New York Historical Soc. He was Lt. Gov. of N.Y. in 1810. With the Triangle Tract proprietors, he was a partner in ownership of lands in the St. Lawrence Ten Towns.



FROM AN ORIGINAL OIL PORTRAIT BY A. G. D. TUTHILL, ABOUT 1820,
FORMERLY OWNED BY THE LATE SPALDING EVANS, LOCKPORT, N. Y.

FROM AN OIL PORTRAIT FORMERLY OWNED BY HIS NIECE, THE LATE
MRS. SARAH (EVANS) LYON, OF LEWISTON, N. Y.

TWO PORTRAITS OF JOSEPH ELLICOTT, AT THE AGE OF 60.

Goodhue, Jonathan - (1783-1848) - From Salem, Mass., he was originally employed in a Salem counting house. Founder of the firm of Goodhue & Co. in N.Y.C. in 1809, the successor of Isaac Wright & Son, the owners of the first line of Liverpool packets in the port of New York. He had correspondents in all parts of the world and acted as agent for commercial firms everywhere. He was Director of the American Insurance Co. in 1816 & Director of the Globe Insurance Co., 1822. He was taxed on \$10,000 personal property in 1815 and \$15,000 in 1820. In 1813 he married Catherine Rutherford Clarkson, daughter of Matthew and Sally Cornel Clarkson and heir to her mother's estate. Jonathan was a trustee for her lands in the Triangle Tract. He was also in partnership with the Clarksons in land in St. Lawrence Co. His worth, in 1845, was estimated at \$500,000.

Hamilton, Alexander - (1757-1804) First Secretary of the Treasury and a noted Federalist orator. He married a daughter of Gen. Philip Schuyler. Stephen Van Rensselaer and John B. Church were his brothers-in-law; Judge Philip Church, of Allegheny Co., was his nephew and private secretary for a time. He was partner in a law firm with Thomas Ludlow Ogden and his brother, David A. Ogden, nephew of Mrs. Matthew Clarkson. After his duel with Burr, the injured Hamilton was taken to the house of William Bayard, Triangle Tract proprietor, where he was cared for until his death the following day. Hamilton was then 47 years old. Pallbearers at his funeral included Bayard, Gen. Matthew Clarkson and Josiah Ogden Hoffman.

Hammond, Abijah - A founder of the Tontine and the Town of Hammond, St. Lawrence Co. He married Catherine Ludlow Ogden (daughter of Abraham and Sarah Ludlow Ogden, and sister of David A. & Thomas Ludlow Ogden, trustee for the estate of James McEvers). Also a sister of Mrs. David B. Ogden and Gouverneur Ogden, general sales agent for the Triangle Tract proprietors, and Gertrude Waddington. All of the later were first cousins of Josiah Ogden Hoffman, who married Mary, daughter of Cadwalader Colden.) Abijah and Catherine were the parents of Mrs. William Bayard III.

Howland, Gardner G. - He married a daughter of William Edgar, from whom he received capital and credit sufficient to establish the firm of G.G. & S.S. Howland. He was a son of Joseph Howland, of New London, Conn. His brother and partner was Samuel Shaw Howland. When they came to New York, Gardner was a clerk in LeRoy, Bayard & McEvers. He rose to be head clerk and then went into business for himself. His firm weathered the cotton panic of 1826, and after this Howland went to England, travelled through Europe, and procured an enormous business there. Taxed on personal property of \$12,000 in 1815 and \$20,000 in 1822, his house at Greenwich St. was taxed at \$9,000 and his personal holdings at \$20,000. His firm later became Howland & Aspinwall, which received attention by building vessels for the Greeks in their struggle for independence. His wealth in 1845 totaled \$500,000; his brother's, \$250,000. He was a brother-in-law of Cornelia LeRoy Edgar, daughter of Herman LeRoy.

Hunter, Grace - wife of Philip Schuyler and mother of Letitia Schuyler who married Charles DeLuze, son of Sarah Ogden and grandson of Thomas Ludlow Ogden.

Hunter, John - brother of Ruth Hunter McEvers, wife of James McEvers. Although he was named executor and trustee of McEvers' estate, he did not act in that capacity.

Hunter, Ruth - wife of James McEvers, Triangle Tract proprietor. She died when her only daughter, Elizabeth, was a child.

Hunter, Robert R. - Director of the Merchants Fire Insurance Co. in 1822; one of the firm of George Hunter & Co., auctioneers, at 153 Pearl St. in N.Y.C. His houses in 1799 were valued at \$10,300. In 1815 he was taxed on personal property of \$10,000; in 1820, \$5,000.



John Jay

Jay, John - (1745-1827) - Eighth child of Peter and Mary VanCortland Jay; graduated at Kings College, N.Y. aged 19 years. He studied law, was admitted to the bar in 1768, and served as a Member of Congress from 1774-1776. Appointed minister to Spain, 1779; signer of the Treaty of Peace in Paris in 1783; appointed U.S. Sec. of State in 1784; Chief Justice in 1789. In 1794 he was appointed minister to England. Elected Gov. of New York 1795-1801. He served as attorney for both Matthew Clarkson and the estate of James McEvers. He died in Bedford, Westchester Co., in his 84th year. He was the father-in-law of Mary Clarkson, daughter of Matthew Clarkson.

Jay, Peter Augustus - son of Gov. John Jay; Director of the North River Bank; Trustee of the Bank for Savings, 1819-1838. In 1807 he married Mary Rutherford Clarkson, only daughter of Matthew Clarkson and his first wife, the former Mary Rutherford. In 1845 his wealth was estimated at \$700,000.

Jones, David - (1777-1848) - Married in 1827 Susan LeRoy, daughter of Herman and Hannah LeRoy. A private secretary to Gov. John Jay in 1798.

Lathrop, Joshua - an early businessman of the Town of LeRoy. He was a clerk to Jacob LeRoy when LeRoy was agent for the Triangle and LeRoy's successor as agent after he returned to N.Y.C. He was also successor as proprietor of the LeRoy mill, which he purchased in 1842.

LeRoy, Caroline - (1797-1852) - A daughter of Herman and Hannah LeRoy, she married Dec. 12, 1829 Daniel Webster. Webster received \$5,000 from his father-in law as a dowry.



C. Le Roy Webster

LeRoy, Daniel - (1799-188)- son of Herman and Hannah LeRoy. In 1826 he married Susan Fish, daughter of Nicholas and Elizabeth Stuyvesant Fish. Together Daniel and Elizabeth operated a millinery store in the Village of LeRoy in the 1820s. They were residents of Potsdam from June, 1820-November, 1823.

LeRoy, Edward Augustus - (1804-1865) Son of Herman and Hannah LeRoy. Married in 1828 Sarah Louisa Morris, daughter of James Morris. Lived on a large farm in the Caledonia-Avon area which he purchased before his marriage (1825) from his brother, Jacob, and which he eventually sold to Gen. Wadsworth because "his property in N.Y.C. gave him so much trouble that it was necessary for him to move to the metropolis." (His asking price at the time the property was first offered for sale was \$52.50 per acre.) He was closely identified with the Town of Avon. In September, 1835 he donated \$100 for a parsonage and at the same time he and his brother-in law, Mr. Newbold, donated a like amount for the Academy. In 1841, when the Livingston County Agricultural Soc. formed, he was one of the first officers. A partner in the Oswaga Pine Lumber Assoc. in Cincinnati with his father, Herman LeRoy Newbold and Thomas H. Newbold, his nephews, William H. Morris and Stephen Alamy in the 1840s.

Caroline Le Roy, daughter of Herman Le Roy, was born in New-York city, where her father resided at No. 7 Broadway. In 1829 she married Daniel Webster, who was then a widower with children. She accompanied him on his various tours in this country and abroad, assisted him in his correspondence, and her good judgment and discretion were of invaluable aid to him in many important affairs, notably when he was secretary of state under Tyler and Fillmore. The Le Roy family have been residents of New-York city for nearly two hundred years. Editor.

LeRoy, Herman - Proprietor of the Triangle Tract. See page 11.

LeRoy, Herman, Jr. (1791-1869) - Son of Herman and Hannah Cornel LeRoy. Educated in Paris, France, where he was offered a commission in the French Army by Napoleon. In 1813 he married Juliet Edgar, daughter of William Edgar. He was a member of the firm of LeRoy & Bayard for 7-8 years before he retired from the firm in 1824.

LeRoy, Jacob - A Walloon, he went to N.Y.C. about 1750 where he was a merchant with his brother-in-law, Capt. Anthony Rutgers, afterwards known as Jacob LeRoy & Sons. His office in 1767 was on Queen St., opposite Burling Slip. He was foreman of the first Grand Jury in N.Y.C., an alderman, and member of the City Hall building comm.

LeRoy, Jacob - (1794-1868) Son of Herman and Hannah Cornel LeRoy. He married first Charlotte Downs Otis and second, Charlotte Otis Downs, a daughter of Thomas Otis. He was an entrepreneur and agent for the Triangle Tract. See page 60

LeRoy, Robert - (1768-1794) - Son of Jacob LeRoy I and his second wife, Catherine Rutgers; a half-brother of Herman LeRoy. He was a member of the firm Jacob LeRoy & Sons. His sister, Catherine, married Julian McEvers.

LeRoy, Robert - (1802-18) - son of Herman and Hannah Cornel LeRoy. A member of the firm of LeRoy & Bayard, he was taxed on \$40,000 personal property in 1815 and 1820. In 1845 he married Catherine Cuyler, daughter of Capt. Cuyler of the British Army.

LeRoy, William Henry - (1795-1888) - son of Herman and Hannah LeRoy, he married Elizabeth Emmet. in 1819.

Livingston, John - (1749-1822) - a brother-in-law of Herman LeRoy, he married LeRoy's sister, Mary Ann (1759-1775). At the time of their marriage in 1775 she was described by the New York Gazette as "a young lady of great beauty and merit with a handsome fortune." The tax list of 1822 shows his house at 2 Greenwich St. assessed at \$16,500. He was taxed on \$50,000 personal property in 1815. A merchant of N.Y.C., he was proprietor of "Oakhill."

McEvers, Charles - (c. 1739-1808) a son of John and Catherine VanHorne McEvers and uncle of James McEvers, Proprietor of the Triangle Tract. He was the brother of James McEvers who declined to distribute the Stamps as Stamp Officer, in 1765. Upon his brother's death, he succeeded to his business. He had previously been established, first near the Meal Market, where he sold dry goods, teas, and Irish goods as early as 1759, and later in Dock Street. One of the Committee of Correspondence in 1774, his statement that he wished the disavowal of the Meeting in the Fields printed, that it might go to England in the Packet, was the cause of a serious division among its members. One of the Committee, in a handbill in his defense, calls him "one of the most amiable characters among us." He remained in the city during the War, and was one of the addressers of Lord and General Howe in the fall of Jamaica, Long Island in 1778. He died in N.Y.C. in 1808 aged 69 years, and was buried from 34 Wall Street, the house of his son, Charles McEvers Jr. Charles McEvers, Jr., married Mary, daughter of Theophylact Bache, in 1787, and after her death, Margaret Cooper. He was of the famous house of LeRoy, Bayard & McEvers.

(per Colonial Records of the N.Y. Chamber of Commerce, 1768-1784 by John Stevens)

McEvers, Elizabeth - (1802-18) - Only child of James and Ruth Hunter McEvers. Her father, the Triangle Tract proprietor, died in 1817 when she was 15. She married Robert Bayard, son of Triangle Tract Proprietor, William Bayard. Most of their married life was spent in N.Y.C., except during the years 1827-1835 when they lived in LeRoy, and a brief time during the early years of their marriage spent in Europe.

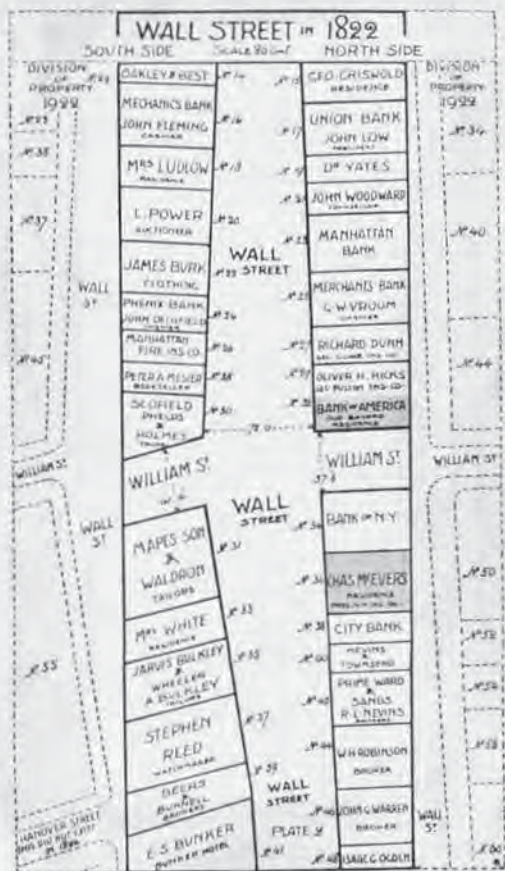
McEvers, James - Proprietor of the Triangle Tract. A son of James McEvers and Elizabeth Apthorpe. See page 16.



From a lithography by J. S. P. & Co., New York, 1825.

WALL STREET IN 1825

The residence on the right was occupied by the Bank of America, which is still on the same site; the third building from it was used by the Merchants Bank, and adjoining it was the Manhattan Bank, which is there today.



The Bank of America at 32 Wall St.,

(above right) was the former Bayard residence.

The Charles McEvers residence at 36 Wall Street was located in the center portion of the block of buildings on the opposite corner (below).



CITY AND MANHATTAN BANKS AND THE MCEVERS HOUSE.

McEvers, James - (1728-1768) - Married Elizabeth Apthorpe. They were the parents of James McEvers, the Triangle Tract proprietor. He was largely engaged in the importation of European and India goods at Hanover Square about the middle of the 18th century. The family were well established in N.Y.C. at that period. He was a brother of Charles, William, Mary, and John McEvers and Catherine, wife of William Bayard. His parents, John and Catherine Van Horne McEvers were early residents of N.Y.C.

On the passage of the Stamp Act, James McEvers was appointed Stamp Distributor for New York and accredited by Act of Parliament. In August, 1765, he found that the sentiment of the people was so strongly opposed to the Act that he resigned his office. On the 26th of August he wrote to Jared Ingersoll, who had been appointed "Stamp Master" for Conn., asking what course he intended to pursue. It appears from the correspondence that neither of them were in favor of the Act. Ingersoll replied, "the truth is that I love the Stamp Act about as little as you do." The people, however, were not satisfied, and the Stamps having arrived, and it being understood that a commission had been received by McEvers, he was waited on by Isaac Sears and Joseph Allicocke in behalf of the Sons of Liberty, and signed a public renunciation of the office on Dec. 2, 1765, which was published in the newspapers of the day. One of the earliest members of the Chamber, illness prevented his taking his seat. He died in N.Y.C. Sept. 8, 1768. (per N.Y. Chamber of Commerce Records.)

His will, recorded in N.Y. Abstracts of Wills, Liber 26 states:

I, James McEvers, of New York, merchant, being sick, I leave to my wife Elizabeth all household and kitchen furniture, and all my Slaves, Coach, carriages and horses, and all wines and other liquors; Also the use of all plate during her life, And the right to live in either of my dwelling houses in New York, and the use of the store houses, or the use of my country house and farm at Bloomingdale, which I purchased of Charles Ward Apthorpe, Esq. I also leave to my wife £ 700 a year. I leave to my son James, when of age, my house and lot in the Dock Ward, and now in the occupation of Dirck Brinckerhoff. I leave to my daughter Elizabeth, "as being my first born child," £ 300. All the rest I leave to my children, James John, Charles, Elizabeth, and Catherine. I make my wife Elizabeth, and my brother-in-law, Charles Ward Apthorpe, Esq., and my brother, Charles McEvers, executors, with power to sell estate. Whereas I now have on hand in my stores a large quantity of goods, and expect more from England, my brother, Charles McEvers, if he inclines to enter business, shall have the same, and he is to pay the value to my estate... My executors are to pay 20 guineas for a ring for my wife, as she shall direct, as a token of my unalterable regard and affection for her in my last moments... To 5 negroes named, are left £ 5 each for their faithful service... Witnesses: William Bayard, John VanHorne and Alexander Manson.

McEvers, John (c. 1700-1751) Grandfather of James McEvers, Proprietor of the Triangle Tract. He married, before 1722, Catherine Van Horne, daughter of John Van Horne. After her death he married Catherine, widow of Peter Cock. His will, recorded in N.Y. Abstracts of Wills, Liber 18, pg. 25, states:

I, John McEvers, of New York, merchant, being weak in body...As to my body, I desire it may be buried in my vault in Trinity Church yard, by the side of my late beloved wife, Catharine McEvers...I leave to my son, William, £500, and to my son Charles and my daughter Mary each £500; for I have given to my sons John and James, and my daughter, Catharine Bayard, each £500 already. All the rest of my estate, real and personal, I leave to all my children, except the share of my son William, which is to be paid when my executors think proper and not before, "in order that his share of my estate may not be embezzled by him but preserved for his lawful heirs. But the £500 is to be paid to him immediately." And whereas my late wife Catherine and myself did sign a deed for all such land as did come to her by right of her father, to be divided among all our children, my son John is not to take any advantage of his brothers and sisters. And whereas my 300 acres of land at Rocky Hill is given to my son William by his uncles, Andrew VanHorne and Abraham VanHorne, my wife and myself, he is to put it into my general estate, and that all my wife did inherit from her father, Mr. John VanHorne, shall go among all my children. The house that Mr. Judah Hays lives in is not to be divided,

for it was given to my son John by his grandfather. In respect of my present wife Catharine, late widow of Peter Cock, I give her £50 yearly for life. I leave to my daughter Catharine Bayard, the house Mr. James Creighton lives in, for life and then to her eldest child; and she is to be charged £350. I give to my daughter, Mary McEvers, the house, yard and premises where Mr. John French lives, next to Mr. Joseph Reader, for her life and then to her heirs, and she is to be charged £250. All the rest of my lands in New York and New Jersey are to be sold by my executors, with all convenient speed. Whereas my brother-in-law Cornelius Van Horne, son and heir of John Van Horne, did assign on Oct. 5, 1750, a deed for lands purchased by his father from Mary Stout, wife and attorney of Herman Stout, for a tract of 607 acres of land in Middlesex County, N.J., near Millstone River, to be sold by me for the use of our niece and cousin, Catherine VanHorne, daughter of Andrew Van Horne, my executors are to execute same. I make my sons, John, James, and Charles, and my daughters, Catharine and Mary, executors.

McEvers, William - brother of James McEvers, proprietor of the Triangle Tract, and "black sheep" of the McEvers family. See will of James McEvers, above.

Morris, Sarah - wife of Edward A. LeRoy, a son of Herman LeRoy. The Edward LeRois were residents of the Avon-Caledonia area after 1825 when he purchased his brother Jacob's farm. The farm was subsequently sold to General Wadsworth.

Murray, John (c. 1740-17) Senior partner and founder of the N.Y.C. mercantile firm of John Murray & Sons whose captains trading the Orient returned with cargoes of rare and staple teas. Among his children were Lindley Murray, the noted grammarian; a daughter, Beulah, wife of Martin Hoffman, ^{and mother of Murray Hoffman} a son, John B. Murray, a Federalist who served as a N.Y.C. alderman; and a daughter, Susan, wife of William Ogden, a partner in the Murray firm. John Murray was an early proprietor of Mt. Morris and of Town 3 of the Mill Seat, originally called Fairfield, but since Jan. 27, 1817 the town of Ogden, named for Murray's son-in-law. The Murrays were friends, neighbors, business associates and competitors of the members of the firm of LeRoy, Bayard & McEvers.

Newbold, Thomas (1793-1815)- married Jan. 15, 1812 Catherine Augusta LeRoy, daughter of Herman and Hannah LeRoy. Newbolds resided in the Avon-Caledonia area along with her brother, Edward A. LeRoy. Herman LeRoy Newbold, their son, was attorney for Jacob and Edward A. LeRoy in the settlement of the estate of Herman LeRoy after 1841.

Newell, Graham - Succeeded Stoddard as second sales agent of the Triangle Tract after Stoddard's death in 1810. He was replaced by Egbert Benson, Jr. Newell purchased Platt's half of the Mill Seat in LeRoy soon after Stoddard's death, which, in 1819, was sold to the tract proprietors at a Sheriff's Sale.

Newell, Kearney - Built and operated the saw mill on Sandy Creek at Port Bayard for the tract proprietors. After his death it was sold to Alanson Thomas who replaced the saw mill and added a grist mill.

Ogden, Abraham - (1743-1798) - Son of David and Gertrude Gouverneur Ogden, he married Sarah F. Ludlow in 1767.. They were the parents of 13 children, including David A., Thomas Ludlow, Abraham, Gouverneur, Isaac, Charles, Frances and Catherine (Mrs. Abijah) Hammond, Gertrude (Mrs. Joshua) Waddington and Margaretta (Mrs. David B.) Ogden. Known as a distinguished lawyer, Abraham, a New Jersey resident, served as a member of the N. J. Legislature in 1790. Two years later he was appointed by his friend, George Washington, U. S. Attorney for the Newark, N. J. district. He was host to Washington while the Continental Army was quartered in the Morristown area. While serving Washington as a commissioner to obtain a relinquishment of Iroquois title to Northern New York, he became familiar with the St. Lawrence River area and subsequently purchased, with other family members and associates, a large tract in the area, parts of which are now Ogdensburg and Madrid. With Nicholas Hoffman he purchased the "Ogden-Hoffman Tract" in Hague and Cambray, St. Lawrence Co.

Ogden, David, "Judge" - (1707-1798) Son of Col. Josiah Ogden, a native of Newark, N. J. A Supreme Court Justice, he was a Loyalist, who, after the Revolution went to England and became agent there for the Loyalists prosecuting their claims for compensation for losses sustained by their loyalty to the King. He died in Long Island in 1798, eight years after his return to the U. S. He and his wife, the former Gertrude Gouverneur, were the parents of Isaac, Abraham, Samuel, Nicholas and Sarah, wife of Nicholas Hoffman.

Ogden, David A. - (1770-1829) - A son of Abraham and Sarah Ogden, he married in 1797 Rebecca Cornell Edwards. She was a daughter of Isaac and Mory Cornell Edwards, and a niece of the Mrs. LeRoy, Bayard and Clarkson. David A., with his younger brother, Thomas L., were partners in a law firm with Alexander Hamilton after Hamilton's retirement from the office of Sec. of Treasury. He gave up his professional practice to move to St. Lawrence Co. in 1811-12, where he earlier had purchased land. He invested heavily in lands in Northern New York in the vicinity of Ogdensburg, which was named for him and Hamilton, subsequently Waddington, where he served as Judge of the Court of Common Pleas and Congressman. He was one of the commissioners appointed to define and settle the boundary line between the U. S. and Canada in the St. Lawrence River area. He built an impressive dwelling on the thousand-acre "Ogden's Island," opposite the village of Waddington. He was later joined by the Clarksons. A generous donor, he gave 250 acres of glebe lands, cemetery acreage and a tract for a public park in Waddington. David A. and Rebecca were the parents of 11 children including Isaac, David A., Isaac II, Samuel, who married Sarah Waddington, and Mary E., wife of Henry LeRoy Newbold. Three children, William, Catherine and Rebecca, married Ogden cousins. David A. Ogden; his father, Abraham; his brother, Thomas L.; and his cousin, Josiah Ogden Hoffman; were early proprietors of the town of Madrid. David A. was also a partner with his brother-in-law, Abijah Hammond, of the town of Hammond. With his brother, Thomas Ludlow Ogden, and his brother-in-law, Joshua Waddington, he was an early owner of the town of Waddington.



JUDGE DAVID A. OGDEN

"For 13 years the preemption rights to the Indian Reservations (in Western N.Y.) remained with the Holland Land Co., which in 1810 sold them to David A. Ogden for 50¢ an acre. By treaty and payment, Ogden extinguished the Indian title to all the reservations except Cattaraugus, Allegheny and the larger part of Tonawanda, but these transactions were clouded. At Tonawanda the Indians resisted, and refused peaceful possession and legal steps were taken. Ogden's methods were in strong contrast to those of the upright and liberal Holland Co. itself." (Arthur Pound, Lake Ontario, p. 142) (Pound didn't state that Jacob LeRoy purchased the Canawaugus Reservation directly from Busti, however.)

Ogden, David Bayard - (1775-1819) - A son of Samuel Ogden and cousin of David A., above, he was a favorite nephew of Gouverneur Morris. He married his cousin, Margaretta Ogden, daughter of Abraham and Sarah. A Federalist, David B. was a graduate of Columbia College and a noted N.Y.C. lawyer, called by Chief Justice Taney the "Sledge Hammer of the Supreme Court." He served as a N.Y. Assemblyman 1814-1838. He was the father of Gouverneur, David B., Jr., Samuel and Thomas Ludlow Ogden.

Ogden, Gouverneur - (1778-1851) - Another son of Abraham and Sarah Ogden and brother of David A. and Thomas Ludlow Ogden, Mrs. Abijah Hammond, Mrs. Joshua Waddington and Mrs. David B. Ogden. He was general agent in charge of the vast land investments of LeRoy, Bayard, McEvers and Clarkson. In 1801, at the age of 23, he located in Canandaigua where he set up a sales agency for Triangle Tract lands opposite the Post Office prior to the appointment of a tract agent. A lawyer and graduate of Columbia, he, too, invested in St. Lawrence Co. lands and lived at Waddington. He was a cousin of Josiah Ogden Hoffman who married a daughter of Cadwallader Colden.

Ogden, Isaac - (1784-1867) - Another son of Abraham and brother of Gouverneur, above. A New Orleans merchant who lost a fortune there in 1836. He and his wife, the former Sarah Meredith, relocated in St. Lawrence Co., where they made Waddington their permanent home.

Ogden, Samuel Bayard, Col., (1746-1810) - A son of David Ogden and Gertrude Gouverneur and a brother of David Ogden, he married in 1775 Euphemia Morris, daughter of Judge Lewis Morris and Sarah Gouverneur, a sister of Gouverneur Morris and Lewis Morris, a signer of the Declaration of Independence. They were the parents of 12 children, including David B. Ogden, Gertrude Meredith, Caroline Johnson and Catherine Parker, wife of Assemblyman James Parker. Also known as Samuel Ogden, Esq., on March 8, 1791, he agreed to purchase all of western N.Y. west of the Phelps & Gorham Purchase as agent for Robert Morris. He was the owner of a tract of land south of the Craigia Tract in the Morris Reserve. With Josiah Ogden Hoffman he bought an extensive tract of land in St. Lawrence Co. in 1792. Soon after, he purchased "Indian" Allen's decaying mill and the 100 Acre Tract west of the Genesee from Benjamin Barton, which he sold to Charles Williamson in 1794.

Ogden, Sarah (1742-1821) - daughter of Judge David Ogden and sister of Abraham Ogden. A noted philanthropist, she was a founder of the Home for Destitute Women in N.Y.C. In 1762 she married Nicholas Hoffman, a N.Y.C. merchant and charter member of the N.Y.C. Chamber of Commerce. They were the parents of Martin Hoffman, Mary Seton, and Judge Josiah Ogden Hoffman.

Ogden, Thomas Ludlow - (1773-1844) - A son of Abraham Ogden, he was born in Morristown, N.J. A lawyer, alumnus and later trustee of Columbia College, he served for 38 years as a vestryman of Trinity Church in N.Y.C. He and his brother, David A. Ogden, being partners in business, became associated with Alexander Hamilton after he resumed his law practice after acting as Sec. of the Treasury. He married, in 1796, Martha Hammond, daughter of Abraham and Martha Hammond. They were the parents of 11 children, two of whom married Schuyler daughters and two of whom married Ogden cousins. He was one of the four trustees of McEvers estate.

The anecdote is related in the Ogden Genealogy that while a portion of the Continental Army was quartered at or near Morristown, Washington passed much of his time at the home of his friend, "Squire Ogden," Thomas' father. While there, Washington took a particular interest in his host's son, T.L., and would often make his rounds with the boy mounted before him on his saddle. On one of these occasions, the General, seeing a pair of foils, playfully challenged his young companion to a fencing duel. After a few thrusts, the button flew off the boy's foil, the unprotected point of which penetrated the General's hand, inflicting a slight flesh wound and drawing the only blood shed by him during the war.

Ogden, William - (1766 -) - Son of a noted N.J. physician, Dr. Jacob Ogden and the former Elizabeth Bradford. Jacob was a son of Josiah Ogden and a brother of Judge David Ogden. William was a first cousin of Sarah Hoffman, Abraham Ogden, Samuel (father of David B.) and Nicholas Ogden. He married Susan Murray, sister of Mrs. Martin (Beaulah) Hoffman and Lindley Murray, a noted grammarian. He was a partner with his father-in-law and brothers-in-law in the merchant firm of John Murray and Sons of N.Y.C. With his father-in-law he was a proprietor of Township 3 of the Mill Seat, which now bears his name (the Town of Ogden, Monroe County). The nearby Town of Murray, now in Orleans County, bears the name of his father-in-law, who was never a resident of the town. William and Susan Ogden were the parents of one son, Murray Ogden, and three daughters, Elizabeth, wife of G.W. Giles; Harriet, wife of Rev. John F. Young, Episcopal Bishop of Florida; Mary M., wife of her cousin, Murray Hoffman; and Susan L., wife of her cousin, Lindley Murray Hoffman.

(Members of the Ogden family often married cousins.)

Otis, Thomas, wealthy father-in-law of Jacob LeRoy.

Palmer, Henry - Named as one of the executors and trustees of the estate of James McEvers, he moved to France soon after McEvers will was probated. He therefore did not take an active role in the management of the Traingle Tract.

Richmond, William - (1826-1858) - Married as his second wife Sarah Cornel Clarkson, youngest daughter of Matthew and Sarah Cornel Clarkson. His sister, Eliza, married Frederick S. Church and settled in Hamlin in the late 1830s. Richmond and Church were partners in the ownership of Port Bayard which was purchased from them for the Clarkson Phalanx, the Fourierite commune located in Hamlin from 1844-46.

Rogers, Benjamin Woolsey = (1775-1859) - Son of Moses Rogers, a famous merchant. He began business as a hardware merchant in 1804; resided at 5 State St. in 1826. His first wife was Susan Bayard, daughter of William and Elizabeth Cornel Bayard. Both of their daughters married W. P. Van Renssalaer. They had 3 sons. On the tax list of 1822 his property was valued at \$16,000; personal tax: \$25,000. In 1823 his house was given as 235 Pearl St.; his business (B.W. Rogers & Co.) property at \$13,000. He was a Director of the U. S. Bank at Philadelphia and of the Globe Insurance Co. in 1822.

Rutgers, Anthony, Capt. - brother of Cornelia and Catherine Rutgers, wives of Jacob LeRoy, I, father of Herman LeRoy. For a time he was in partnership with his brother-in-law in a N.Y.C. merchant firm. The firm was later taken over by Jacob LeRoy and known as Jacob LeRoy & Sons.

Rutgers, Catherine - baptised 1738; second wife of Jacob LeRoy I and step-mother of Herman LeRoy. She was a daughter of Hermanus Rutgers and Elizabeth Benson Rutgers.

Rutgers, Cornelia - (1736-1765) - a daughter of Hermanus Rutgers and Elizabeth Benson Rutgers. She was the first wife of Jacob LeRoy I and mother of Herman LeRoy. Through her, Herman inherited her one-sixth share of Hermanus Rutgers' New York City shipyards.

Rutgers, Hermanus - (1708-17) - Married June 7, 1729 Elizabeth Benson (1708-1794) daughter of Robert and Cornelia Benson. Hermanus was a grandfather of Herman LeRoy.

Schuyler, Philip, Gen. - Father-in-law of Alexander Hamilton, Stephen Van Rensselaer ("The Patroon") and John B. Church, whose son, Philip Church, was a judge in Allegheny County.

Stoddard, Richard - A native of New England, he moved from Connecticut to Canandaigua before 1801. He was a surveyor for the Holland Land Co. and later the Triangle Tract. He became the first resident agent for the Triangle Tract in 1802. He married Martha Saltonstall. In partnership with his brother-in-law, Dudley Saltonstall, also of Canandaigua, he purchased the 500 acre mill seat which became the heart of the Village of LeRoy. He was the first resident on the Triangle Tract and the first resident of LeRoy. In 1802 he was named the first sheriff of Genesee County. He was subsequently named the second postmaster in LeRoy, 1808-1809. He died in 1810.

Van Horne, Ann M. - wife of Levinus Clarkson, a brother of Gen. Matthew Clarkson and trustee for his children.



Henry Rutgers



THE RUTGERS MANSION.

Van Horne, Elizabeth - Wife of Thomas Streatfield Clarkson, a brother of Gen. Matthew Clarkson.

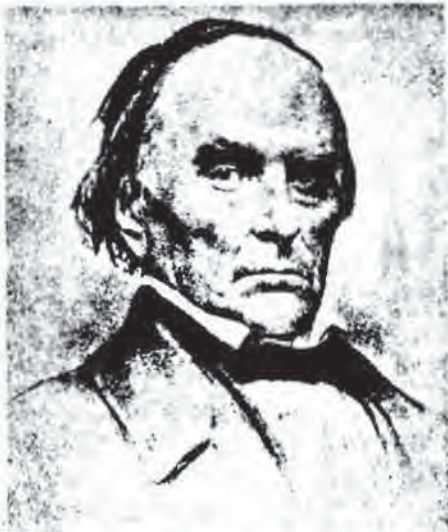
Van Horne, Gerrit - Married Ann Margaret Clarkson, a sister of Gen. Matthew Clarkson. He was a senior member of the firm of Van Horne and Clarkson, merchants, shippers and importers at 129 Pearl St., N.Y.C. His junior partner was David M. Clarkson, a brother of Gen. Matthew Clarkson, and his brother-in-law. The firm dissolved about 1810. He lived at 31 Broadway, where the firm formerly was; in later years Clarkson occupied it as a residence. He died about 1826. VanHorne, Nicholas Fish, Levinus, John C., Matthew and David Clarkson, with LeRoy and Bayard, were early proprietors of the Town of Potsdam.

Van Horne, John - Father of Andrew, Abraham and Cornelius Van Horne. His daughter, Catherine, and John McEvers were the grandparents of James McEvers, II, Triangle Tract proprietor.

Van Rensselaer, Stephen - "The Patroon;" Married a daughter of Gen. Philip Schuyler; brother-in-law of Alexander Hamilton and John B. Church. In 1845, his estate was the second largest in the U.S., valued at \$10,000,000. He was the father-in-law of Harriet E. Bayard.

Van Rensselaer, Stephen, Jr. - (1789-1868) Son of the last "Patroon", nephew of Mrs. Alexander Hamilton, he married in 1817 Harriet E. Bayard (1799-1875), daughter of William and Elizabeth Cornel Bayard. He was a son-in-law of one of the proprietors of the Triangle Tract.

Webster, Daniel - (1782-1852) - Internationally known orator, senator, lawyer, Secretary of State, he married ^{as his second wife} Caroline LeRoy, daughter of Herman and Hannah Cornel LeRoy on Dec. 12, 1829. ^ On July 21, 1830 he received \$5,000 as part of her dowry from his father-in-law, Proprietor of the Triangle Tract. He is referred to by his brother-in-law, Jacob LeRoy, as "my competent attorney." LeRoy residents take pride in the fact that he visited their town.

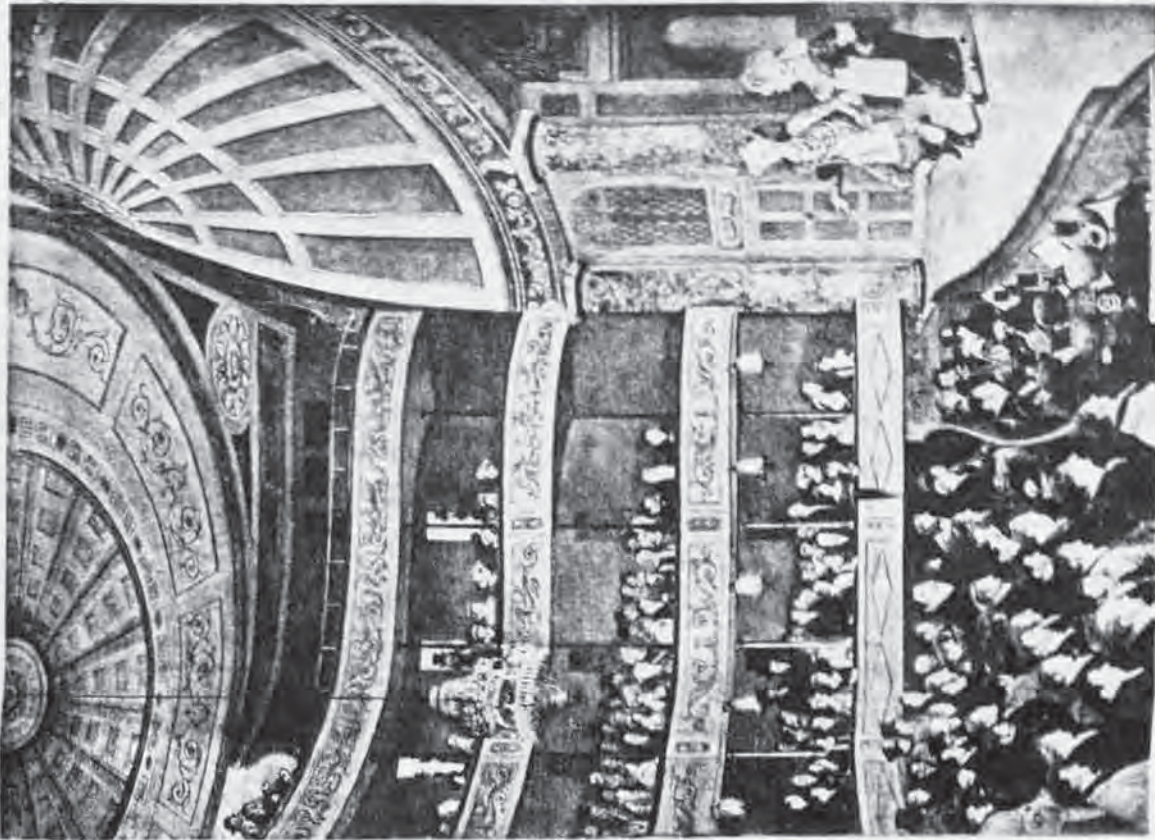


Daniel Webster. The greatest orator of his day, he was a leader in the Senate for nearly 30 years.



KEY TO THE PAINTING OPPOSITE

- 1 Nicholas G. Rutgers
- 2 William H. Robinson
- 3 Charles G. Smedburg
- 4 Robert G. L. De Peyster
- 5 Alexander Hosack
- 6 Dr. John Neilson
- 7 Dr. John W. Francis
- 8 Castle Rott
- 9 Thomas Bibby
- 10 John I. Boyd
- 11 Joseph Fowler
- 12 Francis Barretto
- 13 Gouverneur S. Bibby
- 14 Thomas W. C. Moore
- 15 James Allport
- 16 Walter Livingston
- 17 Dr. John Watts
- 18 James Farquhar
- 19 James Mackey
- 20 Henry N. Cruger
- 21 John Lang
- 22 Mordecai M. Noah
- 23 Hugh Maxwell
- 24 William H. Maxwell
- 25 James Seaton
- 26 Thomas F. Livingston
- 27 Andrew Drew
- 28 William Wilkes
- 29 Charles Farquhar
- 30 Pierre C. Van Wyck
- 31 John Searle
- 32 John Berry
- 33 Robert Gillespie
- 34 Edmund Wilkes
- 35 Hamilton Wilkes
- 36 Captain Hill
- 37 Robert Watts
- 38 George Gillingham
- 39 Charles Mathews
- 40 Miss Ellen A. Johnson
- 41 Mrs. Gelston, née Jones
- 42 Maltby Gelston
- 43 Mrs. De Witt Clinton, née Jones
- 44 Mrs. Newbold, née LeRoy
- 45 William Bayard, Jr.
- 46 Miss Ogden
- 47 Duncan P. Campbell
- 48 Jacob H. LeRoy
- 49 Mrs. Daniel Webster
- 50 William Bayard
- 51 Dr. Samuel L. Mitchell
- 52 Mrs. S. L. Mitchell
- 53 Mrs. James Fairlie
- 54 Dr. David Hosack
- 55 James Watson
- 56 Dr. Hugh McLean
- 57 John Charnaud
- 58 Miss Wilkes
- 59 Mrs. C. D. Golden, née Wilkes
- 60 Mrs. Robert Lenox
- 61 David S. Kennedy
- 62 John K. Beekman
- 63 Robert Lenox
- 64 Cadwallader D. Colden
- 65 Swift Livingston
- 66 Henry Brevoort
- 67 James W. Gerard
- 68 James K. Paulding
- 69 Henry Carey
- 70 Edward Price
- 71 Stephen Price
- 72 Capt. John B. Nicholson
- 73 Thomas Parsons
- 74 Herman Le Roy, Jr.
- 75 William Le Roy
- 76 Herman Le Roy
- 77 Mrs. Eliza Talbot
- 78 Alexander C. Hosack
- 79 Robert Dyson
- 80 Mrs. Samuel Jones
- 81 Judge Samuel Jones
- 82 Dr. James Pendleton
- 83 Mrs. Pendleton, née Jones
- 84 Mrs. Pendleton, née Jones



From a photograph by John Seiler

In the collection of the N. Y. Historical Society

NEW YORK NOTABLES AT THE PLAY

Attending a performance of "Monsieur Torson" at the Park Theatre (which stood opposite the City Hall until 1848 when it was burned down), on the evening of November 7, 1822

this painting by John Searle represents a scene at the Park Theatre in New York City on the opening night of November 7, 1822. Among the "notables" in attendance on that evening were members of the families of the Triangle Trest proprietor and their associates. The painting in 1867 was in the possession of Mrs. William Bayard. (From "A Century of Banking," p. 62)

TO THE HONORABLE THE LEGISLATURE OF THE STATE OF NEW-YORK, IN SENATE
AND ASSEMBLY CONVENED:

The undersigned residents of the Village of Le Roy in the County of Genesee, beg leave to represent, that they were appointed a committee at a meeting of the inhabitants of the county of Genesee, held at the house of Theodore Dwight on Monday the 7th day of January 1833 to draw up and present to the Legislature a Petition in behalf of said inhabitants for a Bank to be located in the Village of Le Roy; and to embody therein a statistical view of the business of Le Roy, shewing the absolute necessity for Bank Capital, and some of the reasons which induce the citizens of that Village and the county to urge upon your consideration the propriety and importance of the application.

In pursuance of said appointment, we respectfully submit the following statement of facts.

The Village of Le Roy is situated upon the great Niagara road, 10 miles east of Batavia and directly upon the usually travelled road from the Village of Rochester and the Erie Canal to the interior and southern part of the county. There are but two Northern and southern channels of communication through the county. One through the valley of the Tonawanda, past Batavia to Albion and Brockport—the other through the valley of Allen's creek, past Le Roy, to Brockport and Rochester; as will be seen on reference to the Map.

Of the fifteen towns lying south of the Niagara road, nine in their usual channels of communication with Rochester and the Erie Canal, pass through Le Roy.

Some idea of the business of Le Roy, may be drawn from the following statement.

In the village of Le Roy there are two flour mills, at which there have been manufactured twenty-five thousand barrels of flour within the last year; and one hundred and one thousand six hundred dollars have been paid out by that establishment; most of which has been paid to farmers living in the southern and eastern part of the county of Genesee, west part of Livingston, and north part of Allegany.

There are in the village of Le Roy, eleven Dry Goods Stores, doing a business to the amount of one hundred and twenty-five thousand dollars annually, on a sound capital; two Tanneries which do a business amounting to \$30,000 per annum, and manufacture more Leather than all the other Tanneries in the county; two Apothecary Stores, \$5,000; one Hard-Ware Store, \$10,000; one Book-Store and Printing Office, \$6,000; one Saddle and Harness Maker's shop, \$7,000; one Provision store, \$3,000; one furnace, \$4,000; one Machine shop, \$5,000; five Cabinet Ware Houses, \$7,000; six Blacksmith and Axe Maker's Shops, 9,000; two Chair Factories, two thousand dollars; four Wagon and Sleigh maker's shops, five thousand dollars; Four Shoe and Leather Stores, nine thousand dollars; two Tin Shops, two thousand dollars; one Fanning Mill Factory, three thousand dollars; two Hat Stores and Shops, five thousand dollars; and three Taverns, which do business to the amount of ten thousand dollars per year.

Within four miles of the village of Le Roy there are three custom Grist Mills, five Saw-Mills, two Clothier's works, and one Oil Mill, all of which do a profitable business. By the above statement it will be seen that the business of Le Roy exceeds four hundred thousand dollars per year, which is more than is done in any other town in the county.

Bank Capital is indispensable to a Mercantile and Manufacturing place like Le Roy. The trouble and expense of procuring money from Banks at Buffalo, Rochester, Genesee and Batavia, has in many cases exceeded, and in most cases equalled the interest upon the sum discounted.

The Villages of Caledonia, Middlebury and Warsaw would be better accommodated by a Bank in Le Roy than at Batavia, and have joined us in Petitioning. The application for an increase of Capital at Batavia and a new Bank at that place and Attica, shew pretty conclusively a necessity for more capital in the county; and it is submitted that the real interest of the county, and the accommodation of business men cannot be so well consulted in any other location, as at Le Roy.

In addition to the above statement, we beg leave to refer to the numerous Petitions presented to the Legislature at its last session for a Bank in Le Roy, and signed by many thousands of the inhabitants of the counties of Genesee and Livingston.

Your petitioners, therefore, pray your honorable body to pass an act granting a charter for a Bank to be located in the village of Le Roy, to be called the Le Roy Bank, with a capital of one hundred and fifty thousand dollars, and your petitioners as in duty bound will ever pray.

H. J. REDFIELD,
JACOB LE ROY,
ROBERT BAYARD,
JOSHUA LATHROP,
THEODORE DWIGHT,
MARSHAL SMEAD,
SETH M. GATES,
CHARLES DANFORTH,

MILES P. LAMPSON,
DANIEL FOSTER,
SAMUEL SKINNER,
JOSEPH ANNIN,
JOHN LENT,
WM. GRAVES,
L. M. GATES,

*The undersigned inhabitants of the County of Monroe,
concur in the above statement so far as the facts set
forth are within our knowledge, and most cordially join
in petitioning the Legislature to grant the prayer of the petitioners*

Dr Levi Ward

Murray

County of Genesee

In the care of Judge Clark, Salamanca.

Sempronius, County of Cayuga, October 1st, 1809.

Dear Sir,

The packet of books, accompanying this, is a present from the Hampshire Missionary Society to your Settlement. I commit them to your custody - wish them to be kept in the form of a circulating library, to be lent out & returned to your care again.

I am, yours, respectfully,

Levi Ward

Royal Phelps.

Catalogue of Books

One Bible —

Psalmbook —

Panoplist - 2^d Vol

Vincent - Explⁿ of the Catechism

Trumbull Address on Prayer

Instructions from the missionary Society - a Address -

Appendix C: TRIANGLE TRACT'S FIRST LIBRARY

During the first decade of settlement the Triangle Tract had a small circulating library. Associated with the Congregational Church of Townships I and II, it was under the supervision of Dr. Levi Ward. The above letter from a representative of the Hampshire Missionary Society in Sempronius, Cayuga County, N.Y. dated October 1, 1809 accompanied that society's donation of six religious books--a Bible, a Psalm Book, Vincent's "Explanation of the Catechism," Trumbull's "Address on Prayer," "Panoplist," and Instructions From the Missionary Society and Address. Neither acknowledgement of the gift nor the availability of the books to church members were recorded in the church minutes, however.

The small lending library was the predecessor of the Bergen Moral Library, officially organized in 1815.

The original letter is included in the Freeman Clark Allen Papers at the University of Rochester Library.